

Cross Property Client 360 View

71 Lomax DRIVE, BRECKENRIDGE, CO 80424

Listing

MLS#: S1046716
 Status: Active
 Sub-Type: Single Family

Residential Client Detail Display
 71 LOMAX DRIVE
 BRECKENRIDGE, CO 80424

List Price: \$10,000,000
 List Price/SqFt: \$1,722.95

Subd/Complex: LOMAX ESTATES SUB
 County: Summit

Bldg #:
 Unit #:

Bedrooms:	5	Main Level Beds:		Unit Entry Level:	
Total Baths:	7.0	Apx SF Liv Area:	5,804	# Levels in Unit:	3
Full Baths:	6	Sq. Ft Source:	County/Gov't	# of Units:	
3/4 Baths:	0	Year Built:	2016	Total Bldg Level:	3
1/2 Baths:	1	Adj Year Built:	2017	Deed Restricted:	No
Loft:	Yes	Furnished:	Mostly	Rentals Allowed:	
Loft Incl Bdrm Count:	No	Lockoff:	No	Pets Allowed:	Yes
Basement:					
Add'l Rooms:	Family Room, Great Room, Kitchen / Family Room Combo, Loft Sleeping Area, Media, Wine Cellar				



The location of this ski home offers unsurpassed 300 degree mountain views enjoying a setting that backs to open space on a quiet cul de sac in the exclusive and private Lomax Subdivision. Ski on Four O'Clock Run to the Snowflake lift or ski down from the home to the Skiway Skyway to the Gondola. The views at night of the Town of Breckenridge below are amazing. No expense was spared in the design and build of this home from antique custom solid wood flooring, artizen blacksmith metalwork. Vaulted ceilings with custom exposed beamwork, five rock fireplaces. Two tremendous primary bedroom suites, difficult to choose which one! Antique barnwood siding accents and features throughout the home. A bar and glass whisky vault that will make your jaw drop. Games room, custom bunkroom with dual bathrooms. Elevator, Sonos full house interior/exterior sound system, powered shades, 3 car garage with workshop. Flagship Wolf & Subzero appliance package. Huge storage spaces throughout (not included in sq.ft.,count). Accordian floor to ceiling window doors to open to the BBQ patio and stone fireplace off the dining area and designed with a maximum view corridor of downtown Breckenridge AND the ski area mountains. Custom staircase, 2 steam showers, 2 laundry rooms with extra hookups in primary bedroom. "Bonus"room upstairs not included in bedroom count. Office on top floor with 300 degree views with custom antique furniture. The games/bar room opens to an additional firepit patio and hot tub area with direct access to the open space, again affording magnificent views. This home in this location will make other Breckenridge luxury homes blush. A must see.

Interior - Exterior

Total Avg. Mo. Util.:	\$914	Water Monthly:	\$83	Avg. Gas Monthly:	\$375	Avg. Elec. Monthly:	\$375	Sewer Monthly:	\$81
Water Heating:	Gas	Wtr Htr Gallons:		Heating:	Natural Gas, Radiant	Energy Rating:	Unknown		
Appliances:	Central Vacuum, Dishwasher, Disposal, Microwave, Range Gas, Range Hood, Refrigerator, Washer / Dryer								
Interior Features:	Built-in Features, Cable Available, Ceiling Fan(s), Central Vacuum, Elevator, Entrance Foyer, Granite Counters, High Ceilings, High Speed Internet, Jet Action Tub, Kitchen Island, Open Floorplan, Primary Suite, Private Bathrooms, Sound System, Spa/Hot Tub, Vaulted Ceiling(s), Wet Bar								
Residential Features:	Cable Available, Deck, Elevator, Fireplace - Gas, Hot Tub - Fireplaces Total: 5 Private, Jetted Bathtub, Multi-Level, Patio, Vaulted Ceilings, Wired for Cable								
Floor Coverings:	Concrete, Stone, Tile, Wall/Wall Carpet, Wood								
Roof:	Asphalt								
Construction:	Poured In Place Foundation, Wood Siding								
Green Energy Efficient:	Laundry: Dryer, Washer Gar/Parking: 3 Car Garage								

HOA, Tax and Fee(s) Information

Annual Taxes:	\$22,809.71	Tax Year:	2022	Transfer Tax:	1%	Resort/Nbrhd Fee:	\$0
Assessments:	None Known	VAFHA:		Right of Ref/ #Days:	No	Bank:	
Assoc. Fee:	\$0.00						
Assoc. Fee Incl.:							
Restrictions/Covenants:							

Subdivision/Community Information

Location:	Alpine Ski In, Alpine Ski Out		
Common Facilities:	Elevator, None		
Public Amenities:	Golf - Public, Hiking / Pedestrian Trails		
Elementary School:	Middle/Junior:		High School:

Land & Site Information

Schedule #:	6511792	Area:	Breckenridge	Accessibility:	All Year	Access # of Mo.:	12
Lot #:	6	Water Src:	Municipal / Public	Apx Lot SqFt:	29,621	Apx Lot Acreage:	0.68
Block #:	0	Lot SqFt Sce:	County/Govt	Parcel #:		Zoning:	Single Family
Filing #:	0	Legal Parcel:	Yes	Ground Lease:	No	Lot Ownership:	
Staked:		Pinned:		Sewer/Septic:	Connected to Sewer	Well Type:	
Lot Rent:		Exist Structure:	Existing Structure	Water Included:			
Available Utills:	Cable Tv, City Sewer, City Water, Natural Gas Available, Electricity, Trash Pickup						
Lot Features:	Cul-De-Sac, Near Ski Area, Open Space						
Road Surface:	Paved	Road Frontage Type:		Road Responsibility:			
Docs on File:	1lc			Direction Faces:			
View:	Mountains, City, Valley						
DOM:	0						
Special Taxing District YN:		Special Taxing District URL:					

Driving Directions: Head up Ski Hill Road. Turn L onto Grandview Drive, then L onto Beavers Drive, then L onto Lomax Drive. Home on the left.