



**\$3,697,500**

## **197 WILD IRIS LN, DILLON, CO 80435, USA**

<https://www.breckmtn.com>

Charming River Front Home in Keystone! Overlooking the Snake River this 5 bedroom, 5 bath home is located in the heart of Keystone Resort. The Charm, the attention to detail and the high-end finish along with its excellent location makes this home exceptional. Every detail reflects meticulous craftsmanship, creating a timeless aesthetic that exudes sophistication...

- 5 beds
- 5 baths
- SingleFamilyResidence
- Residential
- Active
- 4726, 4726 sq ft



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# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 14810.4, 0.34 sq ft  
**Bathrooms:** 5 baths  
**Floors:** Two,MultiSplit floors  
**MLS ID:** S1056333  
**Lot Size Acres:** 0.34 acres  
**Days On Market:** 178

**Status:** Active  
**Area, sq ft:** 4726, 4726 sq ft  
**Bedrooms:** 5 beds  
**Half baths:** 0 half baths  
**OriginatingSystemName:** SUMMIT  
**Year built:** 1983  
**Date Added:** 2025-03-19

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# Building Details

**Water Source:** Public  
**Sewer:** Connected  
**Foundation Details:** Poured  
**Property Condition:** Resale  
**View:** Mountains,River,CreekStream,TreesWoods  
**Virtual Tour URL Branded:**  
[https://youtu.be/9\\_9dRyCBRgo](https://youtu.be/9_9dRyCBRgo)  
**Exterior material:** WoodFrame  
**Roof:** Asphalt  
**Living Area:** 4726 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 2

**Lot Features:**  
NearPublicTransit,SeeRemarks  
**Construction Materials:** WoodFrame  
**Garage Spaces:** 2  
**Levels:** Two,MultiSplit  
**Subdivision Name:** WILD IRISHMAN SUB  
**Floor covering:** Carpet, Tile, Wood  
**Architectural Style:** Dishwasher, Disposal, GasRange, Microwave, Range, Refrigerator, Dryer, Washer  
**Parcel Number:** 4200082  
**Waterfront:** Yes  
**Land Lease:** No  
**Lot Size Area:** 0.34 sq ft  
**Open Parking:** No

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# Amenities & Features



**Parking Features:** Attached,Garage, Attached,Garage

**Spa Features:** HotTub

**Utilities:** ElectricityAvailable, NaturalGasAvailable, MunicipalUtilities, PhoneAvailable, SewerAvailable, TrashCollection, WaterAvailable, CableAvailable, SewerConnected

**Fireplace Features:** Gas,WoodBurning

**Heating:** Baseboard,NaturalGas,Radiant

**Interior Features:** Fireplace, Skylights, CableTv, VaultedCeilings, UtilityRoom

**Spa:** Yes

**Pets Allowed:** Yes

**Lot Features:** NearPublicTransit, SeeRemarks

**Patio & Porch Features:** Deck

**Waterfront Features:**  
RiverFront

**Window Features:** Skylights

**Furnished:** Partially

**Features:** CableTv, Fireplace, Skylights, UtilityRoom, VaultedCeilings

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$9,533.07

**Tax Year:** 2024

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## Miscellaneous

**Community Features:**  
ClubMembershipAvailable,Golf,TrailsPaths,PublicTransportation

**Exclusions:** No

**Current Use:**  
Residential

**Attribution  
Contact:** (970)  
453-0466

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## Listing Information Courtesy of:

**Agent Name:** Luke Paffrath

**List Office Name:** Paffrath & Thomas R.E.S.C

