



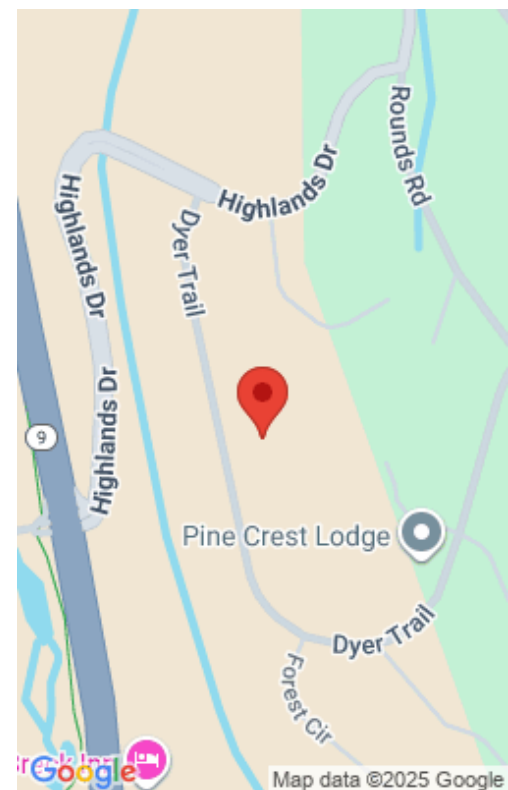
**\$5,499,000**

## **72 DYER TRAIL, BRECKENRIDGE, CO 80424, USA**

<https://www.breckmtn.com>

72 Dyer Trail represents a collaboration of ideas from top tier professionals to create this Elegant Mountain Modern Retreat for the family desiring unmatched quality, functionality and timeless design that will transcend generations. Five Minutes from quaint, downtown Breckenridge. This thoughtfully designed residence embodies intricate details and features, encompassing every homeowner's needs. Nestled in the...

- 5 beds
- 6 baths
- SingleFamilyResidence
- Residential
- Active
- 4751, 4751 sq ft



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## Basics

**Type:** SingleFamilyResidence

**Category:** Residential

**Lot size, sq ft:** 46173.6, 1.06 sq ft

**Bathrooms:** 6 baths

**Total rooms:** 18

**OriginatingSystemName:** SUMMIT

**Year built:** 2022

**Date Added:** 2025-06-11

**Status:** Active

**Area, sq ft:** 4751, 4751 sq ft

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Floors:** Two floors

**MLS ID:** S1059670

**Lot Size Acres:** 1.06 acres

**Days On Market:** 95

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## Building Details

**Water Source:** Public

**Sewer:** Connected,PublicSewer

**Foundation Details:** Poured

**Property Condition:** NewConstruction

**View:** Mountains,SouthernExposure,TreesWoods

**Floor covering:** Carpet, Tile, Wood

**Architectural Style:** BuiltInOven, Dishwasher, GasCooktop, Disposal, Microwave, Refrigerator, RangeHood, WineCooler, Dryer, Washer

**Parcel Number:** 4500083

**Waterfront:** No

**Land Lease:** No

**Lot Size Area:** 1.06 sq ft

**Open Parking:** No

**Lot Features:** SeeRemarks

**Construction Materials:**  
WoodFrame

**Garage Spaces:** 3

**Levels:** Two

**Subdivision Name:**  
HIGHLANDS AT  
BRECKENRIDGE

**Exterior material:**  
WoodFrame

**Roof:** Asphalt,Metal

**Living Area:** 4751 sq ft

**Heating:** Yes

**ViewYN:** Yes

**Bathrooms Full:** 2

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## Amenities & Features



**Parking Features:** Garage, Garage

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

**Fireplaces Total:** 3

**Heating:** Central,HotWater,Radiant

**Interior Features:** Fireplace, VaultedCeilings

**Spa:** Yes

**Pets Allowed:** OwnerOnly,PetRestrictions

**Lot Features:** SeeRemarks

**Spa Features:**  
HotTub,SteamRoom

**Fireplace Features:** Gas

**Furnished:** Negotiable

**Features:** Fireplace,  
NotApplicable, VaultedCeilings

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

**Association Fee:** \$150

**Tax Annual Amount:** \$10,237

**Tax Year:** 2025

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## Miscellaneous

**Association Fee Frequency:** Annually

**Current Use:** Residential

**Attribution Contact:** (970) 453-0550

**Community Features:** TrailsPaths

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Barrie Stimson CRS

**List Office Name:** LIV Sotheby's I.R.

