

FEATURES AND BENEFITS

1326 Spraddle Creek Road



Property Features

- Exclusive gated community with 24/7 full-time security
 - Staff monitors who comes and goes
 - House checks while you're away
 - Airport car pickup/drop-off services
- Surrounded by National Forest — unobstructed views and total privacy
- Lot size includes land going down to the street and west toward National Forest (no one can build next to it)
- Built by owner with high attention to quality and design
- Two floors only (rare in Vail), unlike most homes with 4–6 half levels
- Elevator with simple two-stop access (main and lower level)
- 7 bedrooms + office (potential 8th bedroom)
 - Each bedroom has a walk-in closet and private bath
- Oxygenated Master Bedroom and Family Room to simulate sea-level air (helps prevent altitude sickness)
- Two steam rooms (including one with direct access from the pool area)
- Massive storage rooms upstairs and downstairs
- Dedicated mechanical rooms for HVAC, oxygen systems, and computers

Lifestyle Amenities

- Arabelle Club Membership available (in Lionshead)
 - Valet parking at the Base of Vail Mountain
 - Private lockers, ski storage, boot room
 - Spa, gym, restaurant access
 - Breakfast and coffee services
 - Extremely exclusive: 10+ year waitlist (memberships rarely available)

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- Pool, spa, and patios heated by a powerful HVAC system
 - Heated patios and driveway — snowmelt, no shoveling!
- Filtered water and additional refrigerators near the gym/flex space
- Fitness/Yoga Room
 - Gym/yoga studio option with natural light and views
 - Expandable flex space by removing a wall
- Car collectors' 8-Car Auto Gallery
 - Unique, rare space in Vail (normally counted against livable square footage)

Quality & Design

- Custom metalwork and design features throughout
- Punch-list completed by top Vail home inspector (Ron Amass)
- Art and furnishings may be negotiable
- Ski & Outdoor Equipment Room with lockers