

Additional Information – 211 Tarnwood Drive, Breckenridge



About the Home

Designed by Arapahoe Architects and built in 1999, 211 Tarnwood Drive is a true mountain masterpiece. This 4-bedroom, 5-bath residence includes a separate 1-bedroom guest house complete with a full kitchen, vaulted ceilings, private deck, and its own 2-car heated garage—perfect for hosting family or guests in comfort. A spacious 500 sq ft recreation room was added to the lower level to create an ideal space for entertaining, featuring a stone fireplace, wet bar, powder room, and custom artwork commissioned specifically for the home. Additional highlights include four gas fireplaces, a wood-burning fireplace, in-ground sprinkler and alarm systems, and a newer roof installed around 2017. Nestled just steps from the tranquil Goose Pasture Tarn, this property offers a rare opportunity to own a refined retreat in one of Breckenridge's most coveted settings.

About the Subdivision

Spruce Valley Ranch (SVR) is the premiere private residential community in Summit County. With views of the Breckenridge Ski Resort and the Tenmile Range, SVR is set on 250+ acres of pristine mountain environment adjacent to Goose Pasture Tarn, just one mile south of the last stop light in Breckenridge. Open meadows, wetlands, riparian areas, and nearby mining claims have been protected as open space. Spruce Valley Ranch also offers owner amenities including private horse stables, trap & skeet, a tennis/pickleball court, a picnic area, a boathouse for storage of water toys with direct access to Goose Pasture Tarn, and numerous private trails for hiking, biking, and horseback riding in the summertime and cross-country skiing and snowshoeing in the wintertime. The Blue River Trail runs behind 451 Spruce Valley Ranch and connects to Breckenridge and a web of other trails.

SVR also has ample water rights providing no restrictions for ordinary household purposes and generous irrigation usage. Please reference the well permit attached to the MLS for more information.

About the HOA

The HOA has roughly \$1M in reserves for any future projects needed.

Each home in Spruce Valley Drive can build a carriage house on the property per the governing documents.