

**345 Peerless Drive
Breckenridge, CO 80424**

Overview

The lot, number 51, in the Shock Hill development was purchased in February 2005 directly from Breckenridge Lands. The lot is .575 acres and backs up to designated open land which will never be developed. The lot provides an easy access to the Nordic cross-country trail which is just steps away from the rear of the home.

Allen-Guerra Design Build Inc. designed the home. and the construction was completed by A.G. Miller in February 2010. Working from our ideas, the architect and contractor built our dream home which has all the custom features we desired. All blueprints and construction project manuals from Allen-Guerra are available and will be left with the new buyer. We worked with an interior designer during design to assist with the interior finishes and to create a furniture plan that worked with the design. The furniture and select kitchen necessities remains with the home to provide a turn-key solution.

The total square footage in the original design, including the 3-car garage, totals 5,896 square feet. The square footage per the tax records is 5,127 square feet. The upper level has 825 square feet of outdoor living space with natural epoxy Brazilian walnut hardwood. The lower level has an outdoor covered 400 square foot stone covered patio to accommodate the recently installed salt water hot tub.

While the home has never been rented, the design of the home allows for lock-off areas should the future owners desire to rent the home or allow guests access only the predetermined areas of the home.

Home Features

1. The home features 4 bedrooms, 4 full baths, and 2 half baths. The primary suite is on the main level, while all the guest bedrooms are on the lower level with two junior suites, a large bedroom that accommodates 2 queen beds, and a separate custom built bunkroom with two full beds.
2. The home has timber beam construction with an open floor plan on the upper level with 23' vaulted ceilings spanning 63' from the south end to the north end. The lower level has 10' ceilings throughout the living area and with the guest suite having a beamed vaulted ceiling. All the interior doors are solid, paneled alder wood. There is custom alder trim throughout the home, including the garages.
3. The home is positioned to capture sunlight throughout the day with full southern exposures in the morning and western exposures in the afternoon. The vaulted ceilings in the great

room extend to the outdoor deck which faces the ski area providing spectacular views of the mountains.

4. The upper level features full glass wall windows and doors with 8' sliding doors to access a covered outdoor dining and grill area. Custom valances above the windows and doors on the upper level hide automated Lutron shades that protect the furniture and floors.
5. A smart home system by RTI controls the entire home with wall touchscreens, tablets and phone capabilities, and handheld remote controls. The entire home is wired with in-wall speakers and a subwoofer installed in the living area wall. The main control panel in the upper level controls all indoor and outdoor lights, audio, video, heating and more. The lower level has a surround sound theatre area with tower speakers, dual subwoofers, and ceiling speakers. All the audio-video equipment is neatly contained in a computer rack in the mud/laundry room. There are also 3 pairs of outdoor speakers on the system in each of outdoor living areas. CAT-5 cabling is pulled throughout the home as well as
6. A custom Lutron lighting system is installed which controls lighting throughout the home with pre-defined "scenes" on each level that set the mood in each area of the home. Outdoor lighting is controlled by the system and allows for custom defined scenes for the exterior lighting and "vacation scenes" that control interior and exterior lighting when the home is not occupied.
7. A whole house vacuum system including a kick-plate floor suction under the kitchen sink provides ease in cleaning.
8. The vaulted roof line extends to cover an outdoor dining area which accommodates a Weber Summit Series 7 grill and dining table for 10. Two outdoor gas heaters above the dining table provide comfort on chilly evenings. All outdoor furniture remains with the home.
9. The upper level flooring is reclaimed oak hardwood that extend throughout the upper level living area including a parquet design in the dining area.
10. There is custom carpentry throughout the home which includes; breakfast nook, office ceiling, laundry room, garage, equipment room, bunk room, sauna, wine cellar and all closet shelving.
11. The kitchen area features granite counter-tops, Sub-Zero and Wolf appliances, including a second Fisher & Paykel drawer dishwasher, and Kitchen-Aid trash compactor. A peninsula

area with a hammered copper “moon” sink and garbage disposal allows for meal preparation while interacting with guests seated facing into the kitchen.

12. A “dumb waiter” elevator connects the kitchen to the lower level bar area to send food and beverages up and down to the game area.
13. A custom built breakfast nook area in the kitchen area allows meals to be shared and provides a great area for children to work on crafts and play games.
14. The dining area features an extendable table that accommodates 12, along with a custom buffet which incorporates a 15” wine chiller and ice machine. Adjacent to the dining area are 8’ sliding doors that open to the outdoor dining area where the dining table seats 10. A storage room in the outdoor dining area stores cushion and other outdoor materials.
15. The living area has a large Quada-Fire 70,000 BTU remote controlled gas enclosed fireplace with custom iron grate that warms the entire upper level.
16. The primary master suite includes 22’ vaulted ceiling, stone fireplace, his and her closets, steam shower, jacuzzi tub, and separate zoning for radiant floor heating in the bathroom. French doors to an outdoor patio provide views to Mt. Baldy to an eastern sunrise. The primary closet is outfitted to accommodate a stackable washer/dryer unit. There are hidden room darkening shades over all windows and doors controlled within the whole house system.
17. A private office on the main level has built-in cabinets, paneled ceiling, ceiling speakers, and TV hook-up to the central A/V system. The under the desk cabinets allow for a clean clutter free desktop with power and space to house a CPU or laptop docking station. Custom doors provide a sound-proof environment.
18. The lower level has a large custom built bar, pool table area, theatre area, wine cellar, sauna, mudroom, equipment room, 3 bedrooms and the bunk room. In the pool table area, there are two sets of French doors that open onto the covered patio to access the 5 person hot tub.
19. The wine cellar, set in a stone entry way, has custom racks that accommodates 700 bottles and sports a barrel vaulted ceiling. The temperature and humidity are controlled by a $\frac{1}{4}$ ton air conditioner and humidifier located in dead-space above the cellar which the duct work provides quiet conditioned air. The air conditioner is accessible via a panel under the desk in the kitchen.

20. The bar area was custom built and includes a beverage refrigerator, kegerator, microwave, dishwasher, copper sink with a garbage disposal, custom cabinets with glass doors and shelves for bar ware and a TV. The bar itself has a copper top. The sides of the bar have hand tooled leather panels with nail heads and 5 matching bar stools along with a beverage shelf. The dumb waiter from the kitchen is accessible in the bar area. It's proximity to the garage allows groceries to be sent to the kitchen via the dumbwaiter.
21. Right off the bar area is an 8' pool table with a separate drink ledge and 2 stools made of the same leather as the bar stools and panels.
22. The surround sound theatre area has a 65' TV (can accommodate a 75" TV) set into custom cabinetry with twin tower speakers and dual subwoofers. All integrated into the whole house system.
23. There is a custom designed cedar-lined sauna room on the lower level that can comfortably accommodate 6 adults. An oversized electric heater provides quick warm-up.
24. The mud room has stone flooring, custom cabinetry, washer and dryer, and 12 individual cubbies with baskets for guests. There is a separate room to store skis and other outdoor equipment for outdoor sports.
25. There is a lockable storage area off the mechanical room, approximately 15x15 square feet, to store supplies, bicycles, tools and other items that typically clutter a garage.
26. The 3-car garage, with three individual wood doors has radiant floor heating, epoxy flooring, stereo speakers, and trimmed in the same alder wood as the interior of the home. A single bay has been created to provide lockable storage. There is plumbing to add a "doggie wash."
27. There is a security alarm system that is connected to all the windows and doors. There is also a HydroCom Water Control system that will shut off the water main based on how much water is going through the house. It currently set at one gallon when in 'Away' mode. The flower gardens, which have been professionally designed and maintained, have an irrigation system which is turned on each spring and blown out in the fall.
28. The boiler provides heat to the radiant floors and hot water storage tank. The radiant floor system has 8 separate zones controlled by sensors in the walls. Should the system fail and the temperature in the house falls to 38 degrees, a signal will be sent to the alarm company triggering a telephone call to the defined contact persons. An annual maintenance contract has been in place with All American HVAC for many years.

29. The home has a 50-year asphalt shingle roof, with heat tape surrounding the home. The roof is insulated with environmentally friendly foam and the exterior walls are high rate batting insulation. There is pre-wiring for a Dish cable and internet connection. There is wiring for outdoor security cameras and a DVR for playback. There are ring cameras in the doorbell and lower level patio area.

Recent Maintenance and Improvements

In anticipation of the home sale, in July of 2025, a professional home inspection was conducted to address any deficiencies in the home. The report is available to the buyer and an attestation will be provided by the sellers confirming that each item in the inspection report has been addressed. Specifically, the following maintenance has been performed on the home:

- Full exterior stain of all exterior surfaces completed in September 2025.
- Blacktop sealing of the driveway completed in August 2025.
- Replacement of all windows doors facing the southern and western exposure.
- Complete refinishing of hardwood floors in the upper level completed in 2019.
- Caulking repair on exterior stonework.
- New ice maker installed in the dining area.
- Annual boiler maintenance performed by All American HVAC.