

Additional Information – 263 Tarnwood Drive, Breckenridge



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 adjacent to 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 a substantial amount of funds in reserves for any future projects.

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

