

# \$1,265,000 - 294 Lions Gate Drive, Winter Park

MLS® #5246552 REALTOR Listing Office: LIV Sotheby's International Realty

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## \$1,265,000

3 Bedroom, 3.00 Bathroom, 1,436 sqft  
Residential on 0 Acres

Arrow At Winter Park, Winter Park, CO

Experience elevated mountain living in this beautifully appointed 3-bedroom + bunk room townhome, perfectly situated in downtown Winter Park. Designed with the active Colorado lifestyle in mind, this exceptional property offers both comfort and convenience in a vibrant, year-round destination.

Step inside to an inviting living room featuring a cozy gas fireplace and private deck with serene views—perfect for relaxing after a day on the slopes or trails. The gourmet kitchen offers extended bar seating, ideal for casual dining and effortless entertaining. This home is thoughtfully equipped with a convenient laundry closet and an attached 2-car tandem garage, offering generous storage for all your gear—skis, snowboards, bikes, fishing equipment, and more. Unwind under the stars from your private rooftop deck, complete with a hot tub and dining area showcasing panoramic views of the Continental Divide and Winter Park Resort. It's the ultimate setting for après-ski gatherings, stargazing, and summer evenings with friends.

Just steps from shops, restaurants, and the Rendezvous Event Center, and with complimentary shuttle service, everything you need is at your doorstep. Explore miles of scenic trails, enjoy world-class skiing, and cast a line in the Fraser and Colorado Rivers—all just minutes away.



With a strong rental history exceeding \$90K in 2024 and being sold fully furnished, this home is a turnkey investment opportunity or luxurious personal retreat.

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**Listing Courtesy of LIV Sotheby's International Realty**

Built in 2017

**Essential Information**

MLS® #	5246552
Price	\$1,265,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,436
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Townhouse
Status	Active

**Community Information**

Address	294 Lions Gate Drive
Subdivision	Arrow At Winter Park
City	Winter Park
County	Grand
State	CO
Zip Code	80482

**Amenities**

Parking Spaces	2
Parking	Tandem
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Granite Counters, Kitchen Island, Smoke Free, Hot Tub
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Appliances	Dishwasher, Disposal, Dryer, Microwave, Oven, Range Hood, Refrigerator, Self Cleaning Oven, Washer
Heating	Hot Water, Natural Gas, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Stories	Three Or More

## Exterior

Exterior Features	Balcony, Spa/Hot Tub
Roof	Unknown

## School Information

District	East Grand 2
Elementary	Fraser Valley
Middle	East Grand
High	Middle Park

## Additional Information

Date Listed	May 30th, 2025
Zoning	AB2

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