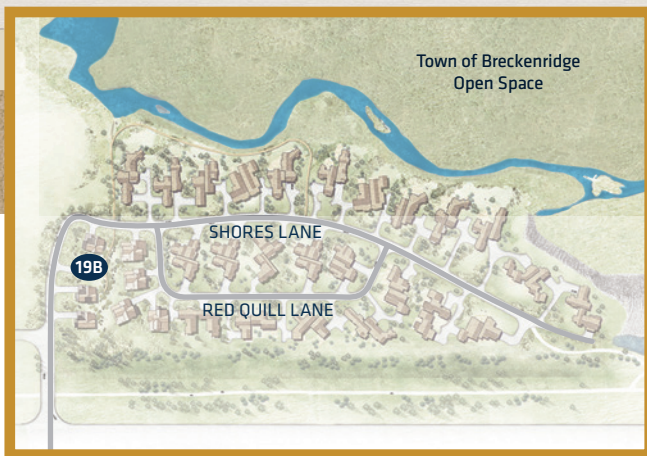
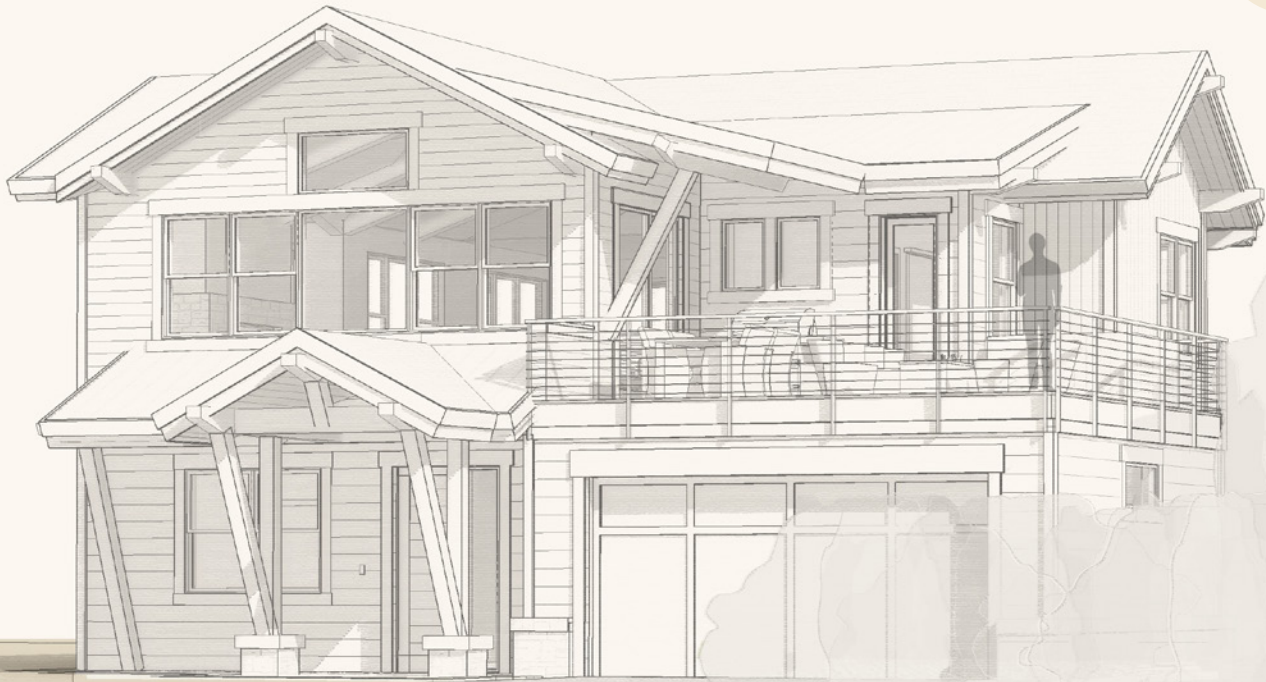


THE  
**SHORES**  
BRECKENRIDGE

74 SHORES LANE  
SINGLE FAMILY RESIDENCE

19  
B



3 BEDROOM, 3.5 BATHS + DEN

**DETAILS:**

MLS:	S1001149
Price:	\$995,000
Square Feet:	2,363
Location:	Breckenridge
Year Built:	2016
Parking:	2-Car Garage
Heat:	Natural Gas, Radiant
Views:	Blue River, Tenmile Mountain Range, Breckenridge Ski Resort
Assoc. Dues:	\$275/month
Dues Include:	Common Area Maintenance, Trash Pickup, Snow Removal

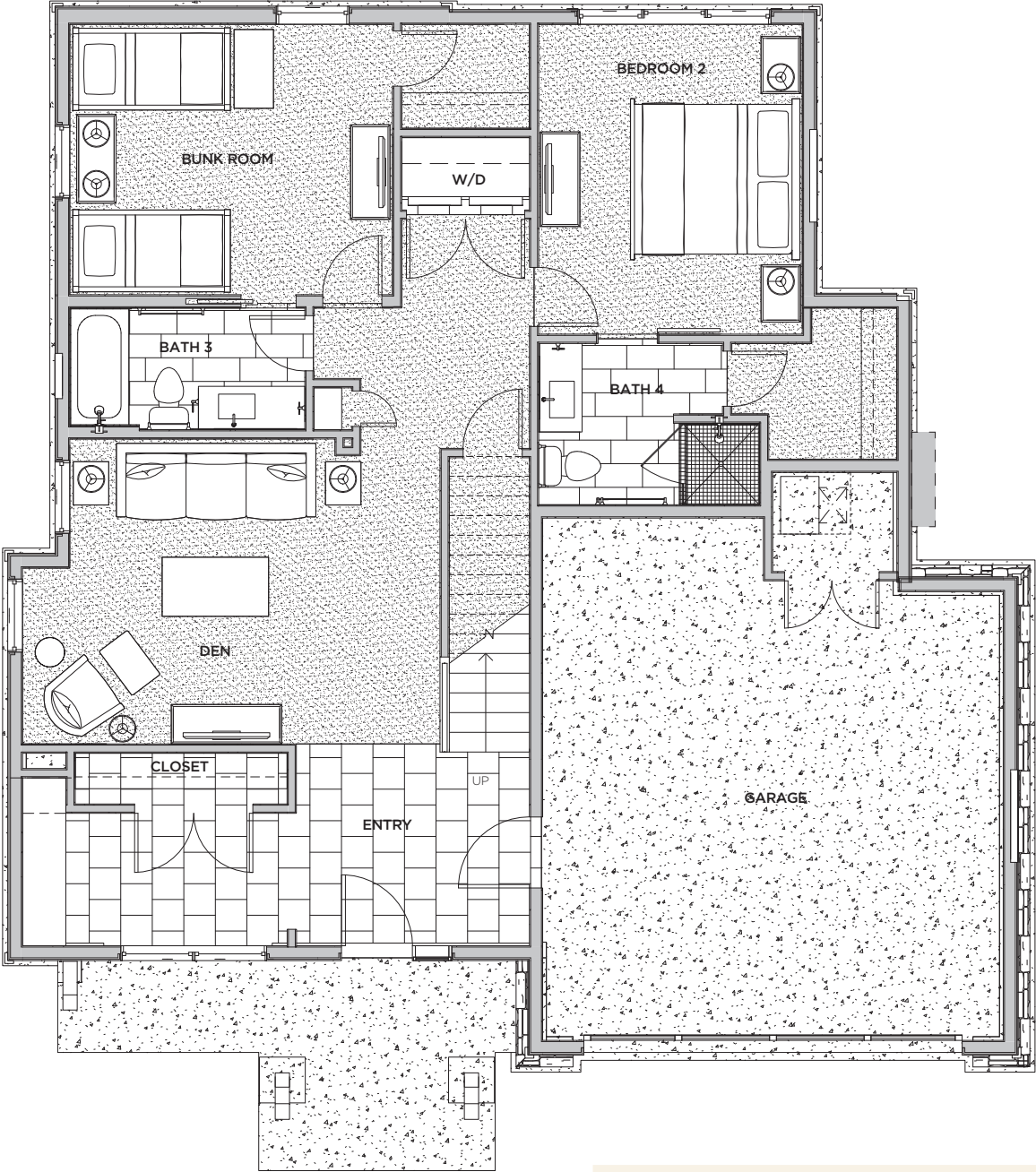
**AMENITIES**

Access to the Blue River, Colorado Trail, bike trails, Breckenridge Golf Course and Summit Stage bus route.

**ABOUT**

Developer Meriwether Companies is introducing new riverfront homes at The Shores that front open space and National Forest. Enjoy the sights and sounds of living along the Blue River in these newly designed residences with clean transitional interiors to include modern stone finishes, hardwood floors, granite countertops, stainless steel appliances, refined kitchen and bath designs coupled with exceptional outdoor living.

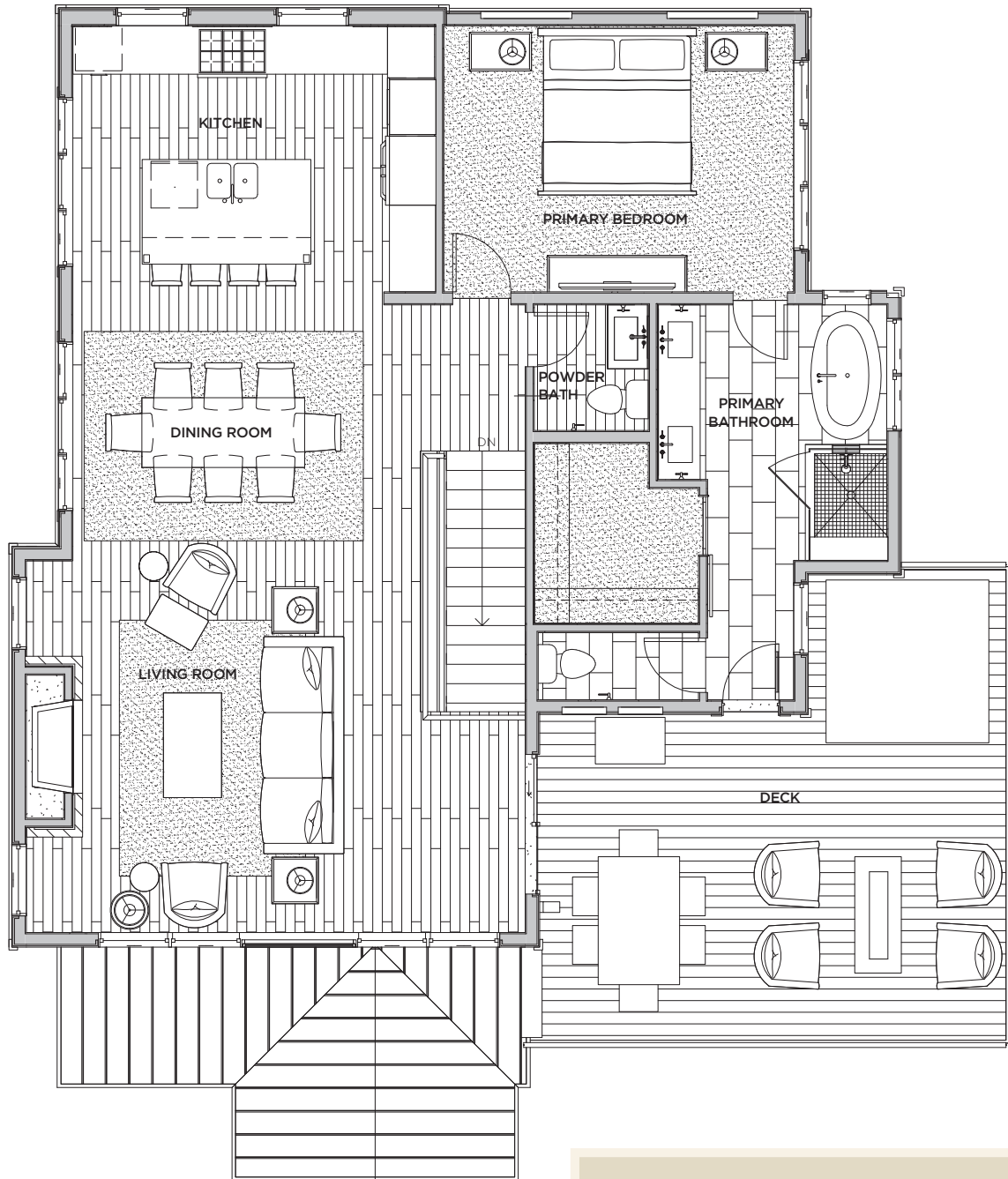
MAIN LEVEL



SINGLE FAMILY RESIDENCE  
3 BEDROOM : 3.5 BATHS :  
+ DEN : SQ. FT. 2,363



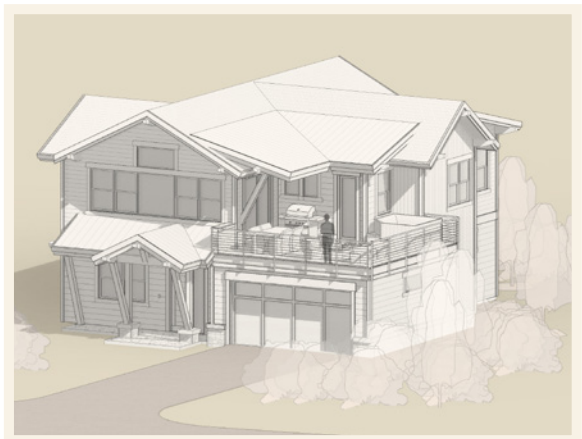
## UPPER LEVEL



### 4 00 SQ. FT. DECK THAT CAN ACCOMMODATE:

- Outdoor spa
- BBQ grill
- Outdoor dining area for 6
- Patio seating & fire pit table

All features, dimensions, drawings, conceptual renderings, plans and specifications are subject to change without notice, and Developer expressly reserves the right to modify, revise or withdraw any or all of the same in its sole discretion. Pictures and renderings are Artist Representations and are not necessarily an accurate depiction. All improvements, design and construction, are subject to first obtaining appropriate permits and approvals. All prices are subject to change without notice.





**INTERIOR HIGHLIGHTS AND FINISHES:**

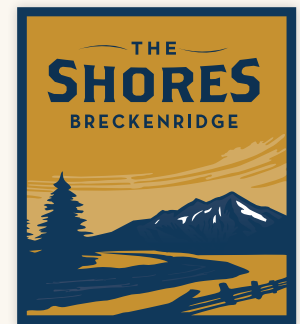
- Spacious open floor plan
- Gas fireplace with stone surround in Great Room
- Engineered wood floors in Entry, Kitchen, Dining and Great Room
- High ceilings and large windows allowing natural light to fill the interior spaces including vaulted ceilings in the Great Room and select bedrooms
- Ample storage and closets including an Owner's storage closet
- Built-in bench and cubbies in Mud Room

**BATHROOMS:**

- Five-piece Master Bathroom with soaking tub, frameless glass shower
- Undermount sinks with polished chrome faucets
- Slab natural stone countertops in Master Bathroom and solid quartz surface in guest Bathrooms
- A textural blend of natural stone and porcelain tiles.

**KITCHEN:**

- Stainless steel Bosch appliance package including gas cooktop in the island, built-in wall mounted oven and French door refrigerator with bottom-freezer
- Slab granite countertops
- Undermount sink with pullout polished chrome faucet
- Large pantry



BRECKENRIDGE'S  
ONLY NEW RIVERFRONT  
COMMUNITY.

[www.shoresbreckenridge.com/local](http://www.shoresbreckenridge.com/local)