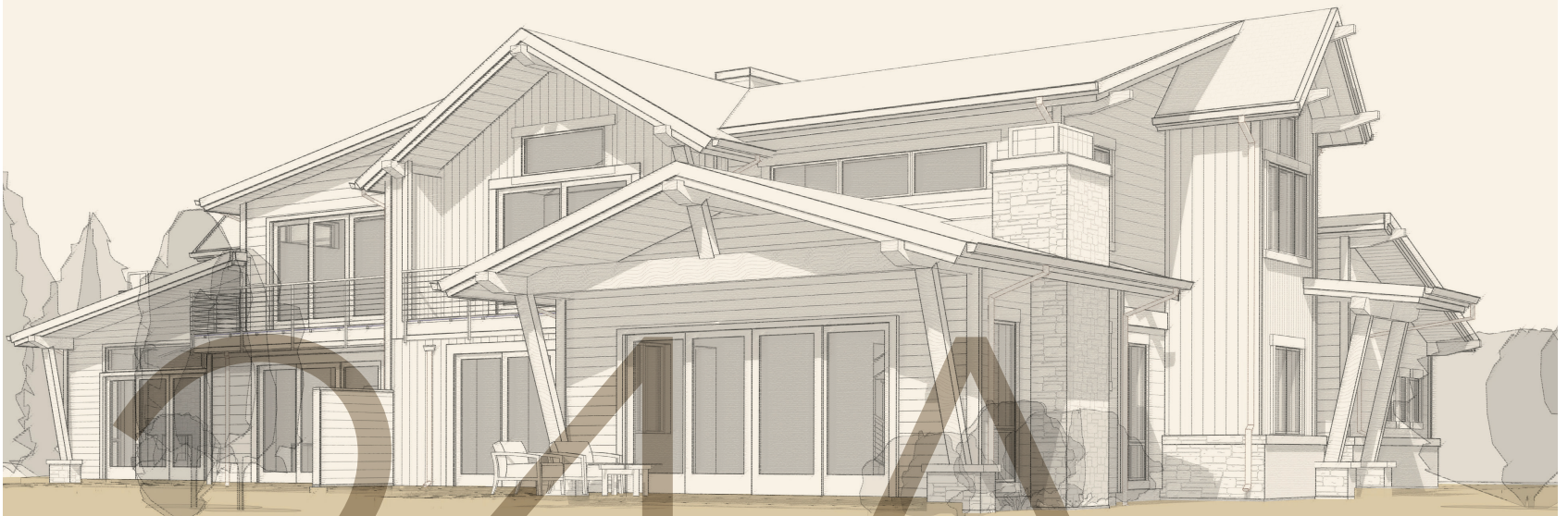


THE  
**SHORES**  
BRECKENRIDGE

163 Shores Lane

PAIRED RESIDENCE

2,478 SQFT. / \$1,650,000

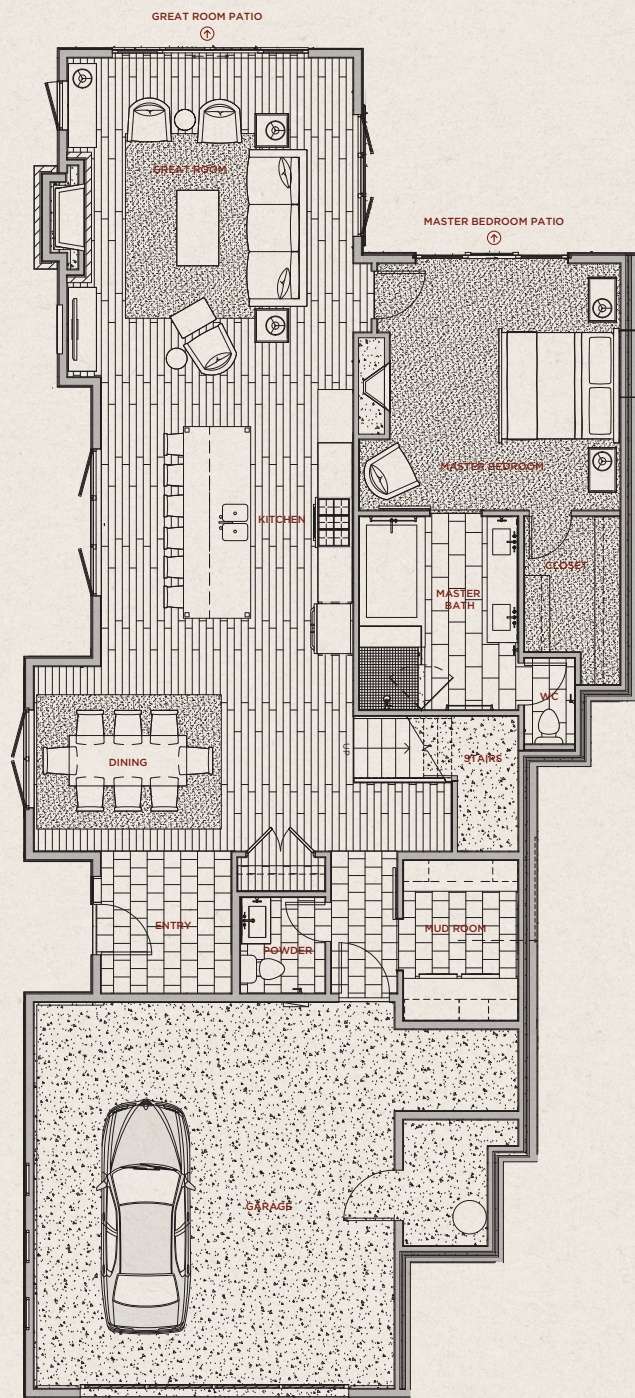


3 Bedroom + Den, 3.5 Baths

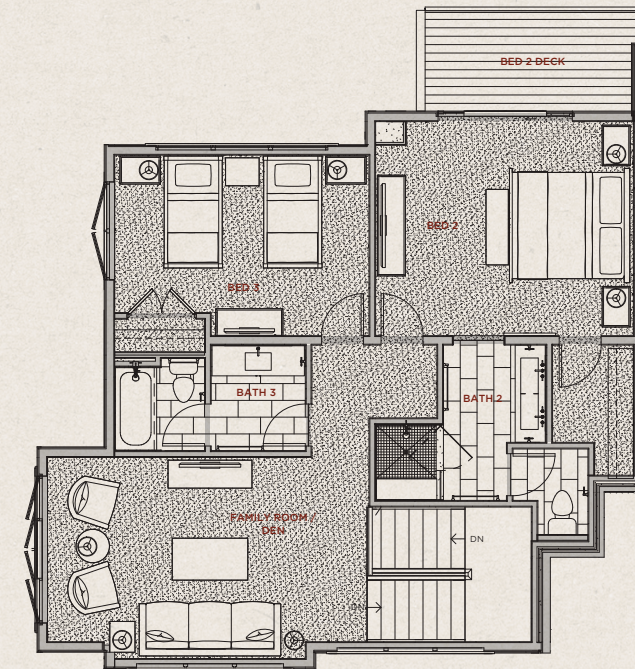


New Construction Paired Residence, Access To The Blue River And Colorado Trail

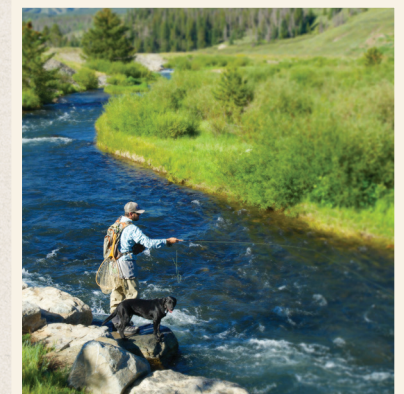
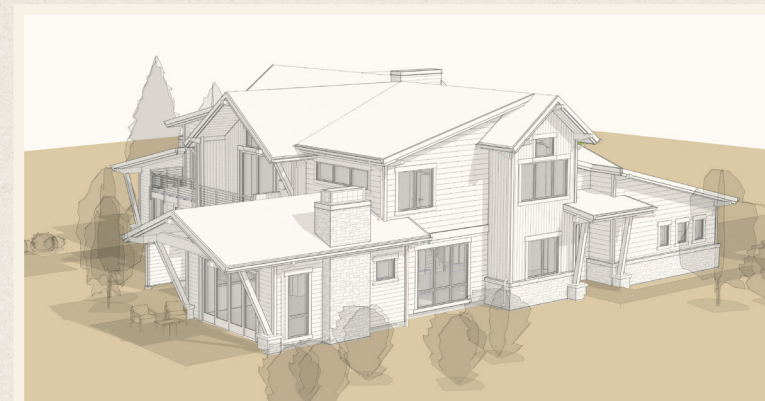
# MAIN LEVEL



# UPPER LEVEL

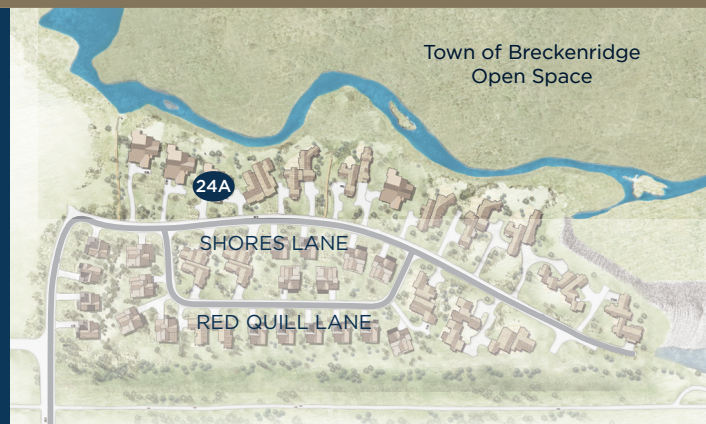


All features, dimensions, drawings, conceptual renderings, plans and specifications are subject to change without notice, and Developer expressly reserves the right to modify, revise or withdraw any or all of the same in its sole discretion. Pictures and renderings are Artist Representations and are 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.



## DETAILS

MLS: S1005449  
 Year Built: 2017  
 Parking: 2-Car Garage  
 Heat: Natural Gas, Radiant  
 Views: Blue River, Tenmile Mountain Range, Breckenridge Ski Resort  
 Assoc. Dues: \$275/month  
 Common Area Maintenance, Trash Pickup, Snow Removal





#### INTERIOR HIGHLIGHTS AND FINISHES:

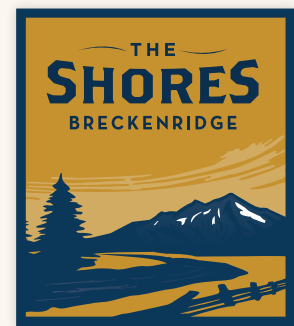
- Spacious open floor plan
- Gas fireplace with stone surround in Great Room and Master Bedroom
- Engineered wood floors in Entry, Kitchen, Dining and Great Room
- Vaulted ceilings and large windows in the Great Room and select bedrooms
- Great Room and Master Bedroom each face the river and have an outdoor patio
- Upper level Junior Master Suite includes a private balcony overlooking the river
- Built-in bench and cubbies in Mud Room

#### BATHROOMS:

- Five-piece Master Bathroom with soaking tub
- 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



BRECKENRIDGE'S  
**RIVERFRONT**  
 COMMUNITY.™

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