



Prudential

Angel Fire Real Estate

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**WELCOME TO
81 VAIL LOOP
MLS 86771**



REDUCED TO: \$995,000 MILLION DOLLAR VIEWS

Size: 3215 sq.ft. Ch 2D, 485 on 1.136 ac.

Arrangement: 3 bedroom, 3.5 baths, 1,031 sq.ft. garage, 900 sq.ft. covered decks.

Features: Huge heated three car garage with water connection and drain in floor for easy car wash. Infloor radiant heat with separate controls in each room, nylon carpet in bedrooms and Media Room with 60" TV. Master shower—walk in with 4 jets and rain shower head.

Huge views of Wheeler range all the way to Eagle Nest Lake and beyond.

Home will be sold furnished with exclusions. (See Inclusion List).

A wall of windows greet you as you come into the great room for enjoyment of the VIEWS to Eagle Nest Lake. Sit on the covered decks and enjoy cookouts with the grill that is hooked up to the propane tank and watch the wild turkeys or elk that also love the area. Great room has Aspen tongue and groove vaulted ceiling with fireplace and gas insert. Remote blinds cover the windows. For those warm afternoons, there are ceiling fans throughout. Kitchen has downdraft gas range. Electric oven with convection & microwave. The cabinets are Hickory and drawers have Blu motion glides and under cabinet lighting. Countertops are granite. Lg utility rm. w// washer /dryer & built in ironing bd. Mud rm. w/large pantry & bench for shoe removal. Powder room has antique cabinet with copper sink. Lots of extras including hand carved front door & concrete pad at top of drive. Landscaping is great.

Additional Information, Call Janet Shuey, Assoc. Broker 575/595-1941

Note: The information supplied on this property is from sources deemed to be reliable, but no warranties, either expressed or implied are made by Prudential Angel Fire Real Estate. Purchasers should verify all facts, including square footage, survey boundaries and condition of the subject property. This listing is subject to withdrawal, prior sales or changes.

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