

Land Active
MLS# 1000888
ADOM/CDOM: 38/38

76 Rue Du Prince , Edwards, CO, 81632
County: Eagle

Client Summary
\$400,000

PROPERTY INFORMATION

Area: CordilleraTheDivide
Complex/Subdivision: Cordillera F29 - Perouges
Property Subtype: Acreage
Ground Lease: No
Water Rights: No
Zoning Code: Residential
Parcel Number: 210712210007

Lot Size Acres: 2.32
Lot Size Square Feet: 101,059
Lot Size Source: County/Gov't
Irrigated Acres: 0



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$0
Current Tax Year: 2019
Transfer Tax %: 0

Association YN: Yes
Association/HOA Fee: \$3,000
Transfer Fee %: 2
Other Neighborhood Fee Frequency: Annually

Legal Description: Subdivision: CORDILLERA SUB FIL 29 Lot: 3

Remarks: Beautiful homesite with epic unobstructed and panoramic views of Cordillera on a very private road that is only 6 miles from the heart of Edwards in Riverwalk. Enjoy the closeness to main Edwards combined with the big views and amenities in Cordillera. Amenities include gated and secure community, 9 hole David Pelz Short Course included, miles of hiking and cross country ski trails, massive open space, athletic center, equestrian center, tennis and pickleball, private fishing rights, Trailhead pool, Timberhearth restaurant, ski shuttle and more. Join the Vail Gondola Club and/or Cordillera Golf Club for more incredible amenities for an additional reasonable fee. With adjacent lots already built, it's one of the last lots available with outstanding views, close to town. Buyer may purchase both 76 and 78 together for \$2,500,000, please reference 78 Rue Du Prince, MLS #1000195 for property details. Please visit mls.CordilleraHomesite.com for unbranded property website.

Showing Information and Requirements

LISTING DETAIL

HOA/Comm Amenities: Clubhouse; Fitness Center; Pool; Spa/Hot Tub; Tennis Court(s)
Association/HOA Fee Includes: Common Area Maintenance; Security; Snow Removal
Pets: Yes
Utilities Available: Electricity Available; Natural Gas Available; Sewer Available; Snow Removal; Trash; Water Available
Geological Info: None Known

Location: In Town
Distressed Property: None
Property Access: All Year
View: Golf Course; Mountain(s); Trees/Woods

LISTING INFORMATION

Listing Date: 08/19/2020
Original List Price: \$400,000
Status Change Date: 08/23/2020
Possession: Delivery of Deed
Rental Agreement: No

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