

Residential Active
MLS# 1000195

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

PROPERTY INFORMATION

Area: CordilleraTheDivide
Complex/ Subdivision: Cordillera F29 - Perouges
Property Subtype: Single Family Residence
Year Built: 2000
Levels: Two
Of Levels in Unit: 2
Entry Location: Main
Lockoff: No
Additional Rooms: Dining Area; Family Room; Great Room; Library; Utility Room; Wine Cellar
Furnished: Unfurnished
Stories: 2

Bedrooms: 3
Total Baths: 4
Full Baths: 2
3/4 Baths: 2
Half Baths: 0
Finished Square Feet: 4,376
Total SqFt: 4,376
Sq Ft Source: County/Gov't

Entry Level Master: Yes
Parking: Heated Garage
of Garage Stalls: 2



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$15,395.36
Current Tax Year: 2019

Association: Yes

Transfer Tax %: 0
Transfer Fee %: 2
Resort Fee: \$3,000 Annually

LAND AND SITE INFORMATION

Lot Size Acres: 2.28
Lot Size SqFt: 99,317
Lot Size Source: County/Gov't

Zoning Code: Single Family
Ground Lease: No
Parcel Number: 210712210007
Staked: No

Schedule #: R066950
Legal Parcel: Yes

Legal Description: Subdivision: CORDILLERA SUB FIL 29 Lot: 4

Remarks: This stunning masterpiece is located at the end of a quiet cul-de-sac with incredible views from every room. This private residence features several outdoor patios and expansive backyard space to host a multitude of family activities or events. The open layout on the main level encompasses the master bedroom, office/study that could serve as the 4th bedroom, a wine cellar, overflowing great room which leads into the dining area, and gourmet kitchen with an attached hearth room. Additionally, each of the main rooms lead to the lush backyard enabling you to entertain seamlessly from inside out. With the backyard stretching from end-to-end with unobstructed panoramas, enjoy summer nights around the outdoor grill or engage in game nights with family and friends alike. Completing the upstairs are 2 en-suite bedrooms, branching off the family room with several spacious closets for ample storage space. Enjoy multi-level living in this gorgeous, custom home with vaulted ceilings and stone accented walls throughout. For an additional \$25K, you can purchase most furnishings & furniture. Buyer may purchase 76 and 78 Rue Du Prince (lots 3 & 4) together for \$2,500,000, please reference 76 Rue Du Prince, MLS #1000888 for homesite details. Visit the unbranded property website, mls.CordilleraDivide.com for unbranded property website.

[Click to View Virtual Tour](#)

Showing Information and Requirements

LISTING DETAIL

Interior Features: Fireplace - Gas; Fireplace - Wood; Jetted Bath; Master Downstairs; Multi-Level; Patio; Vaulted Ceiling(s); Wired for Cable
Appliances Included: Dishwasher; Disposal; Microwave; Range; Refrigerator; Warming Drawer; Washer/Dryer; Wine Coolers
Floor Coverings: Carpet; Tile; Wood
Fireplace Features: Gas; Wood Burning
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Snow Removal; Trash; Water Available
Utility Expenses: Average Monthly Electric: 0; Average Monthly Gas: 0; Sewer Monthly: 0; Water Monthly: 0
Heating: Radiant
Cooling: None
Laundry: Dryer; Washer
Sewer: Septic Tank

Neighborhood Features: Clubhouse; Cross County Trail(s); Equestrian Center; Fishing; Fitness Center; Golf; On Site Management; Pool; Shuttle Service; Tennis Court(s); Trail(s); Zoned for Horses
Distressed Property: None
Construction: Frame
Exterior: Stone; Wood Siding
Foundation: Poured in Place
Roof: Slate
Patio and Porch Features: Deck; Patio
Pets: Yes
View: Mountain(s); Trees/Woods; Valley
Geological Info: None Known

Possession: Delivery of Deed

Rental Agreement: Yes

Short Term Rentals Permitted: Yes