

PROPERTY INFORMATION

Area: CordilleraTheRanch
Complex/ Cordillera F8 - Ridge Timbers
Subdivision: Fairways
Property Subtype: Single Family Residence
Year Built: 1999
Of Levels in Unit: 3
Entry Location: 1
Lockoff: No
Additional Rooms: Breakfast Nook; Dining Area; Family Room; Great Room; Loft; Mud Room; Office
Furnished: Partially
Stories: 3

Bedrooms: 5
Total Baths: 6
Full Baths: 5
3/4 Baths: 0
Half Baths: 1
Finished Square Feet: 5,410
Total SqFt: 5,410

Sq Ft Source: County/Gov't
Parking: Garage
of Garage Stalls: 2



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$13,963.56
Current Tax Year: 2019

Association: Yes \$3,000 Annually

Transfer Tax %: 0
Transfer Fee %: 2

LAND AND SITE INFORMATION

Lot Size Acres: 0.81
Lot Size SqFt: 35,284
Lot Size Source: County/Gov't

Zoning Code: Single Family
Ground Lease: No
Parcel Number: 2107-142-06-002

Schedule #: R040507
Legal Parcel: Yes

Legal Description: Subdivision: CORDILLERA SUB FIL 8 Lot: 5 TRACT G BK-0612 PG-0307 MAP 06-24-93

Remarks: This is what the Colorado mountain lifestyle is all about. Ideally situated in the heart of Cordillera Ranch, this beautiful mountain residence is discreetly nestled in an aspen grove overlooking the 3rd fairway of the Mountain Golf Course in Cordillera. This property has been renovated by Nedbo Construction and has many custom upgrades, a timeless luxury design, and gorgeous landscaping. Enjoy expansive ceilings, architecturally interesting exposed wood & stone masonry and a living room that is elegantly situated around the stone fireplace and massive windows taking in picturesque views. The dining room is perfect for taking in mountain sunsets and passing wildlife while enjoying a delicious meal. The dining room and living area has an expansive adjoining outdoor deck with great indoor/outdoor flow all the way down to the lower level patio and family room. This property is just minutes to the heart of the community amenities of Cordillera Ranch, including the Trailhead pool in the summertime. Or take an easy stroll to the Timberhearth restaurant or the Mountain Golf Course in the summertime for golf or the wintertime for cross country skiing on the groomed trails. It's just two miles to zip up to the Athletic Club for tennis, pickleball or quick workout. Spanning over 5,000 square feet, this home was meant to accommodate large gatherings with ease. The gourmet kitchen is exquisite and was designed with custom cabinetry, top of line appliances, and ample countertop space with an informal dining area and large pantry. The main level master wing has its own fireplace, a luxurious master bath and office area. The lower level features a cozy family room situated around a fireplace, an extensive walkout patio with a hot tub and a sauna. Surrounding the family room are three bedrooms all with ensuite bathrooms and walkout patios. The upstairs features a private guest master that is light and bright. The layout is the optimal setup for visiting family and friends.

[Click to View Virtual Tour](#)

Showing Information and Requirements

LISTING DETAIL

Interior Features: Fireplace - Gas; Jetted Bath; Multi-Level; Patio; Sauna; Vaulted Ceiling(s)
Appliances Included: Dishwasher; Disposal; Microwave; Range; Range Hood; Refrigerator; Wall Oven; Washer/Dryer; Wine Coolers
Association/HOA Fee Includes: Security; Snow Removal; Trash Collection
HOA/Comm Amenities: Clubhouse; Fitness Center; Pool; Racquetball; Tennis Court(s)
Floor Coverings: Carpet; Stone; Tile; Wood
Fireplace Features: Gas
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone 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: Natural Gas; Radiant
Cooling: None
Laundry: Dryer; Washer

Neighborhood Features: Clubhouse; Cross County Trail(s); Equestrian Center; Fishing; Fitness Center; Golf; Pool; Trail(s)
Construction: Frame
Exterior: Stone; Wood Siding
Foundation: Concrete Perimeter
Roof: Shake
Patio and Porch Features: Deck; Patio
Property Access: All Year
Pets: Yes
View: Golf Course; Mountain(s); Trees/Woods
Geological Info: None Known

LISTING INFORMATION

Listing Date: 09/02/2020

Deed Restrictions: No

Possession: Rental
Agreement: No
Short Term Rentals Permitted: Yes

Delivery of Deed