

**Residential Active**

MLS# 1000497

**1770 Beard Creek Trail, Edwards, CO, 81632**

County: Eagle

**PROPERTY INFORMATION**

**Area:** Cordillera Valley Club  
**Complex/ Subdivision:** Cordillera Valley Club F4  
**Property Subtype:** Single Family Residence  
**Year Built:** 2006  
**# Of Levels in Unit:** 3  
**Entry Location:** Main  
**Lockoff:** Yes  
**Additional Rooms:** Breakfast Nook; Dining Area; Exercise Room; Family Room; Great Room; Library; Utility Room; Wine Cellar; Loft  
**Furnished:** Partially  
**Stories:** 3

**Bedrooms:** 6  
**Total Baths:** 6  
**Full Baths:** 3  
**3/4 Baths:** 2  
**Half Baths:** 1  
**Finished Square Feet:** 7,241  
**Total SqFt:** 7,241  
**Sq Ft Source:** Appraiser  
**Entry Level Master:** Yes  
**Parking:** Heated Garage  
**# of Garage Stalls:** 3

**ASSOCIATION/TAX INFORMATION**

**Current Tax Amount:** \$17,502.8  
**Current Tax Year:** 2019

**Association:** Yes \$1,500 Annually

**Transfer Tax %:** 0  
**Transfer Fee %:** 2

**LAND AND SITE INFORMATION**

**Lot Size Acres:** 0.77  
**Lot Size SqFt:** 33,541  
**Lot Size Source:** County/Gov't

**Zoning Code:** Residential  
**Ground Lease:** No  
**Parcel Number:** 194331307011

**Schedule #:** R044917  
**Legal Parcel:** Yes

**Legal Description:** Subdivision: CORDILLERA VALLEY CLUB FIL 4 Lot: 5 BK-0711 PG-0794 MAP 11-19-96

**Remarks:** This checks just about every box. Expansive views of Vail's Game Creek Bowl, Beaver Creek Mountain, the high peaks of the Sawatch Range, and a rolling view over the 5th fairway of the Tom Fazio designed course at the Cordillera Valley Club. Keep your pencil handy, there's a lot more boxes to check starting with a 7,200 SF mountain modern design that offers a flexible canvas for any decor. The estate's outstanding architectural elements of steel, wood, stone and copper are a hallmark of the builder-owner's handsome taste. Extensive outdoor heated patios plus an open floor plan provides seamless indoor/outdoor living at its best. Hand-constructed over two years, not one detail was overlooked. The main level consists of beechwood flooring, douglas fir beams, wormy maple ceilings, white maple door trim and custom cabinetry made of bamboo and cherry. Winter snowfalls become magical when snuggling in front of the living room fireplace or by the double-sided fireplace in the hearth room off the chef's kitchen, fitted with sandstone countertops. The master bedroom suite has two walk-in closets, fireplace, champagne bubble tub and access to an outdoor stainless steel soaking tub. The lower level's family room has custom mahogany cabinetry, an exercise room, intricate "wine barrel" cellar with patina copper ceiling, exquisite iron/glass door, and two guest suites with en-suite baths. The whole house features air conditioning, hydronic floor heat, a water filtration/purification system, and a central music/lighting system. This is one of only three homes in CVC allowed to have a caretaker/mother-in-law suite, and it takes advantage of that distinction with a two bedroom, fully-equipped guest apartment. A favorite for both locals and seasonal residents, Cordillera Valley Club is one of the few neighborhoods with private roadways allowing residents to own and drive their own carts, enjoying a golf cart lifestyle unique in the Vail Valley. [mls.CordilleraValleyClub.com](http://mls.CordilleraValleyClub.com)

[Click to View Virtual Tour](#)**LISTING DETAIL**

**Interior Features:** Fireplace - Gas; Multi-Level; Patio; Spa/Hot Tub; Vaulted Ceiling(s); See Remarks  
**Appliances Included:** Cooktop; Dishwasher; Disposal; Microwave; Microwave/Hood Combo; Range; Range Hood; Refrigerator; Wall Oven; Washer/Dryer; Water Purifier; Wine Coolers  
**Association/HOA Fee Includes:** Common Area Maintenance; Security; Snow Removal  
**HOA/Comm Amenities:** Clubhouse; Pool; Spa/Hot Tub; Tennis Court(s)  
**Floor Coverings:** Carpet; Stone; Tile; Wood; See Remarks  
**Fireplace Features:** Gas  
**Utilities Available:** Cable Available; Electricity Available; Natural Gas Available; Phone Available; Snow Removal; Trash; Water Available  
**Utility Expenses:** Average Monthly Electric: 0; Average Monthly Gas: 0; Sewer Monthly: 0; Water Monthly: 0  
**Heating:** Radiant; See Remarks  
**Cooling:** Zoned  
**Laundry:** Dryer; Washer

**Neighborhood Features:** Clubhouse; Cross County Trail(s); Equestrian Center; Fishing; Fitness Center; Golf; Pool; Tennis Court(s); Trail(s)  
**Assessments:** None  
**Construction:** Frame  
**Exterior:** Wood Siding  
**Foundation:** Poured in Place  
**Basement:** Finished  
**Roof:** Shake  
**Patio and Porch Features:** Patio  
**View:** Golf Course; Mountain(s); Ski Slopes; South Facing  
**Geological Info:** None Known

**LISTING INFORMATION**

**Possession:** Delivery of Deed  
**Rental Agreement:** No  
**Short Term Rentals Permitted:** Yes