

PROPERTY INFORMATION

Area: CordilleraTheDivide
Complex/ Subdivision: Cordillera F1 & 2 - Divide Lodge
Property Subtype: Single Family Residence
Year Built: 1995
Levels: Three Or More
Of Levels in Unit: 3
Entry Location: Top Floor
Lockoff: No
Additional Rooms: Breakfast Nook; Den; Dining Area; Family Room; Game Room; Great Room; Media Room; Utility Room; Wine Cellar; Office
Furnished: Furnished
Stories: 2

Bedrooms: 5
Total Baths: 6
Full Baths: 2
3/4 Baths: 4
Half Baths: 0
Finished Square Feet: 5,658
Total SqFt: 5,658
Sq Ft Source: County/Gov't
Entry Level Master: No
Parking: Heated Garage; Surface
of Garage Stalls: 3



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$15,377.48
Current Tax Year: 2020
Association: Yes \$3,000 Annually
Transfer Tax %: 0
Transfer Fee: 2

LAND AND SITE INFORMATION

Lot Size Acres: 2.1
Lot Size SqFt: 91,476
Lot Size Source: Appraiser
Zoning Code: Single Family
Ground Lease: No
Parcel Number: 210701401011
Schedule #: R031521
Legal Parcel: Yes
Water Source: Public

Legal Description: Subdivision: CORDILLERA SUB FIL 1 & 2 Lot: 42 FIL 2

Remarks: Situated atop Casteel Ridge at the end of a private cul-de-sac, this stunning residence captures truly awe inspiring views of the Vail Valley. Guests will walk in the front door and immediately be mesmerized by the stunning views. Walk them down the grand staircase that connects the upper level billiard and game area to the living room, dining area, bar and kitchen. What an oasis after a day of exploring the ski mountains. Relax in the outdoor saltwater hot tub on the lower patio or cozy up around the gas firepit on the upper wraparound deck with unspoiled views as far as the eye can see. Complete the evening on a cinematic adventure in the media room downstairs, housing a 70" movie theatre-style flat screen HD TV with surround sound. The property is privately situated on over 2 acres and has an expansive backyard that is great for all to enjoy. Parents can hang out on the enormous new deck enjoying a glass of wine while overlooking the nice flat grass yard below where the kids can throw a ball for the dogs. Enjoy the extraordinary meandering gardens that wrap around the home creating gorgeous flowers that bloom from April through October. This stylish and scenic mountain residence has been renovated and interior designed in a mountain modern aesthetic to create a captivating and comforting setting. The main level features a custom-built quartz double fireplace in the living room, an expansive great room with soaring cathedral ceilings and both formal and informal entertainment and dining spaces. This home has a defiant fun factor but can also be a serene space when friends and family are not in residence. Enjoy a game of billiards or get creative with craft cocktails while friends are ponied up to the full size bar. The bar is on the main level next to the kitchen and living room so that it is frequently utilized versus being down in the family room and rarely used. The media room is the perfect nook to take in a great movie or the big

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LISTING DETAIL

Interior Features: Fireplace - Gas; Jetted Bath; Multi-Level; Patio; Spa/Hot Tub; Vaulted Ceiling(s); Wired for Cable; Steam Shower
Appliances Included: Cooktop; Dishwasher; Disposal; Microwave; Refrigerator; Wall Oven; Washer/Dryer; Wine Coolers
Association/HOA Fee Includes: Security; Trash Collection
HOA/Comm Amenities: Clubhouse; Fitness Center; Pool; Spa/Hot Tub; Tennis Court(s)
Floor Coverings: Carpet; Stone; Tile; Wood
Fireplace Features: Gas
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Snow Removal; Trash; Water Available
Utility Expenses: Average Monthly Electric: 450; Average Monthly Gas: 316; Sewer Monthly: 0; Water Monthly: 260
Heating: Radiant
Cooling: Ceiling Fan(s); None
Laundry: Dryer; Washer
Sewer: Septic Tank
Water Source: Public

Neighborhood Features: Clubhouse; Community Center; Cross Country Trail(s); Equestrian Center; Fishing; Fitness Center; Golf; On Site Management; Pool; Tennis Court(s); Trail(s); Zoned for Horses
Assessments: None
Construction: Frame
Exterior: Stone; Stucco
Foundation: Poured in Place
Roof: Tile
Patio and Porch Features: Deck; Patio
Pools: Indoor; Outdoor Pool
Property Access: All Year
Pets: Cats OK; Dogs OK; Yes
View: Mountain(s); River; Trees/Woods
Geological Info: None Known
Waterfront Features: River

LISTING INFORMATION

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