

30 Cresta Road 308, Edwards, CO, 81632

County: Eagle

PROPERTY INFORMATION

Area:	Arrowhead	Bedrooms:	3
Complex/Subdivision:	Pinecone Lodge	Total Baths:	2
Property Subtype:	Condominium	Full Baths:	2
Year Built:	1998	3/4 Baths:	0
Levels:	Two	Half Baths:	0
Unit #:	308	Finished Square Feet:	1,323
# Of Levels in Unit:	2	Total SqFt:	1,323
Entry Location:	3	Sq Ft Source:	County/Gov't
Lockoff:	No	Entry Level Master:	No
Additional Rooms:	Dining Area; Loft	Parking:	Unassigned; Underground
Furnished:	Furnished		
Stories:	2		

**ASSOCIATION/TAX INFORMATION**

Current Tax Amount: \$4,216.36	Association: Yes \$2,759.08 Quarterly	Transfer Tax %: 0
Current Tax Year: 2020		Transfer Fee: 1.5

LAND AND SITE INFORMATION

Lot Size Acres: 0.03	Zoning Code: Multi-family	Schedule #: R048844
Lot Size SqFt: 1,307	Ground Lease: No	Legal Parcel: Yes
Lot Size Source: County/Gov't	Parcel Number: 210510218024	Water Source: Public

Legal Description: Subdivision: PINECONE LODGE Unit: 308 R696873 MAP 05-24-99 R696874 DEC 05-24-99

Remarks: Located at the western gateway to Beaver Creek Mountain, Pinecone Lodge #308 is perfectly situated just a short walk to the Country Club of the Rockies golf course or to the Arrowhead lift that connects to the Beaver Creek and Bachelor Gulch for an epic ski, mountain bike or ski adventure. Enjoy an easy bike ride or stroll to Edwards or Avon for shopping and dining. This lovely 2-bedroom plus loft residence is decorated in a mountain contemporary decor and is offered fully furnished, with limited exclusions, for a turn-key move in ready property. Walk less than five minutes on heated walkways to the Arrow Bahn Express Lift and rise from the base of the mountain to enjoy over 1,600 acres of skiable terrain on Beaver Creek Mountain. After a day on the slopes enjoy live music on the deck of Blinky's while you drink locals' choice for Beaver Creek's Best cocktails or if you prefer, savor a uniquely Arrowhead dining experience at Vista at the Country Club of the Rockies while you take in spectacular nature views and Colorado-crafted dishes and drinks. Finish the day around the fireplace in your residence undoubtedly resembling a tree house, with great windows surrounded by aspens for utmost privacy. As one of the exclusive condos in the Pinecone Lodge building, this is a rare opportunity to own a stunning penthouse residence. The loft overlooks the grand windows, offering two twin beds and a property that lives more like a 3-bedroom than 2. No need to use the central laundry at the Pinecone Lodge as this property has a stackable washer and dryer installed within the unit for added convenience. Owner's storage closet and on-site management make this an even more desirable location and perfect property as a rental investment. Residents have full access to all great amenities Arrowhead has to offer including a pool and hot tub near Pine Cone Lodge; private fly-fishing on the Eagle River that flows right through Arrowhead property;

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

Interior Features: Fireplace - Gas; Jetted Bath; Vaulted Ceiling(s); Wired for Cable	Neighborhood Features: Clubhouse; Fitness Center; Golf; Pool; Shuttle Service; Tennis Court(s); Trail(s)
Appliances Included: Dishwasher; Disposal; Microwave/Hood Combo; Range; Refrigerator	Construction: Frame
Association/HOA Fee Includes: Cable TV; Common Area Maintenance; Gas; Heat; Internet; Sewer; Snow Removal; Trash Collection; Water	Exterior: Stone; Stucco
HOA/Comm Amenities: Pool; Shuttle Service; Spa/Hot Tub; Tennis Court(s)	Foundation: Concrete Perimeter
Floor Coverings: Carpet; Stone; Tile	Roof: Shake
Fireplace Features: Gas	Patio and Porch Features: Deck
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Sewer Available; Snow Removal; Trash; Water Available	Pools: Outdoor Pool
Utility Expenses: Average Monthly Electric: 45; Average Monthly Gas: 0; Sewer Monthly: 0; Water Monthly: 0	Property Access: All Year
Heating: Radiant	Pets: Yes
Cooling: Ceiling Fan(s)	View: Trees/Woods
Laundry: Dryer; Washer	Geological Info: None Known
Sewer: Sewer Connected	
Water Source: Public	

LISTING INFORMATION

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