

County: Eagle

PROPERTY INFORMATION

Area:	Eagle	Bedrooms:	6
Complex/		Total Baths:	4
Subdivision:	Eby Creek Mesa	Full Baths:	4
Property		3/4 Baths:	0
Subtype:	Single Family Residence	Half Baths:	0
Year Built:	1997	Finished Square Feet:	4,243
Levels:	Two	Total SqFt:	4,243
# Of Levels			
in Unit:	2	Sq Ft Source:	Seller
Entry		Entry Level Master:	Yes
Location:	Main	Parking:	Garage
Lockoff:	Yes	# of Garage Stalls:	2
Additional	Breakfast Nook; Dining Area;	# of Parking Spaces:	8
Rooms:	Family Room; Utility Room;		
	Office		
Furnished:	Unfurnished		
Stories:	2		



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$2,940.84	Association: Yes \$340 Annually	Transfer Tax %: 0
Current Tax Year: 2021		Transfer Fee: 0

LAND AND SITE INFORMATION

Lot Size Acres: 0.55	Zoning Code: Residential Single-Family	Schedule #: R040633
Lot Size SqFt: 23,783	Ground Lease: No	Legal Parcel: Yes
Lot Size Source: County/Gov't	Parcel Number: 193932103028	Water Source: Public

Legal Description: Subdivision: EBY CREEK MESA Lot: 70 BK-0415 PG-0675 QCD 05-22-85 BK-0418 PG-0059 QCD 06-11-85 BK-0514 PG-0446 BSD 09-18-

Remarks: The possibilities are endless for this beautiful single family home with a separate lock off apartment in Eby Creek. Ideal for full-time residents, second homeowners, or investors alike, it's an ideal 1031 property. Reach out for a spreadsheet financially analyzing whatever use you are considering: (1) Own as a primary/second homeowner renting the apartment to cover 400k of the purchase price (it will feel like a 1.195 million dollar mortgage!). (2) Own as a primary owner or second homeowner and use the apartment over the garage for a multitude of situations: aging parents or children, guest apartment, home business or an art studio. (3) Second homeowner that rents the property short term as a vacation rental so that you can enjoy use around rentals. (4) Purely an investment property. With two separate rentals within one this property will rent easily and for top dollar. The house is positioned on a spacious half acre lot with panoramic mountain views in the highly desirable neighborhood of Eby Creek. The main house boasts two of the most sought after features in Vail Valley homes: an open plan and main level living. Perfect for families with an open flow main living and kitchen space, main level master, and two guest bedrooms. As an added indulgence, this owner added air conditioning to the main level. The lower level as this level doesn't require cooling. Guests and older children alike will enjoy the privacy of the lower level with high ceilings, a spacious family room and game area, as well as two additional bedrooms plus an office. This home also features generous outdoor space. The lower level backyard enjoys Colorado's 300 annual days of sunlight, and the large upper deck encourages al-fresco dining with a gas line to the grill. This area is also pre-wired for a hot tub. Visit the property website: mls.EbyCreekHome.com for more info.

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LISTING DETAIL

Interior Features: Jetted Bath; Multi-Level; Patio; Wired for Cable	Neighborhood Features: Trail(s)
Appliances Included: Dishwasher; Disposal; Microwave; Range; Refrigerator; Washer/Dryer	Construction: Frame
Association/HOA Fee Includes: Common Area Maintenance	Exterior: Wood Siding
Floor Coverings: Carpet; Simulated Wood; Tile	Foundation: Poured in Place
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Sewer Available; Trash; Water Available	Basement: Finished
Utility Expenses: Average Monthly Electric: 97; Average Monthly Gas: 0; Sewer Monthly: 85; Water Monthly: 85	Roof: Asphalt
Heating: Baseboard; Natural Gas; Radiant Floor; See Remarks	Patio and Porch Features: Deck; Patio
Air Conditioning: Yes	Property Access: All Year
Cooling: Central Air	Pets: Cats OK; Dogs OK; Yes
Laundry: Dryer; Washer	View: Mountain(s); South Facing; Trees/Woods
Sewer: Sewer Connected	Geological Info: None Known
Water Source: Public	

LISTING INFORMATION

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