**Residential Active** MLS# 1005960

## 1601 Red Canyon Creek Road, Edwards, CO, 81632

County: Eagle

PROPERTY INFORMATION

Area: RedCanyon-TimberSprg

Complex/ Red Canyon Estates Subdivision:

Bedrooms: 5 7 **Property** Single Family Residence Subtype: Total Baths: Year Built: Full Baths: 5 Levels: Three Or More 3/4 Baths: 0 # Of Levels Half Baths: 2 Finished Square Feet: 7,495

in Unit: **Entry** Location: Lockoff:

Sq Ft Source: County/Gov't Nο

Total SqFt:

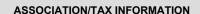
Dining Area; Exercise Room; **Entry Level Master:** No

Additional Family Room; Library; Media Parking: Garage; Surface Rooms:

Room; Sunroom; Mud Room; # of Garage Stalls: 4.5

Unfurnished Furnished: Stories:

Office



7.495

Current Tax Amount: \$7.054.28 Association: Yes \$3,250 Annually Transfer Tax %: 0 **Current Tax Year:** Transfer Fee:

## LAND AND SITE INFORMATION

Lot Size Acres: 35.15 Zoning Code: Residential R028384 Schedule #: Lot Size SqFt: 1,531,134 Ground Lease: No Legal Parcel: Yes Lot Size Source: County/Gov't Parcel Number: 194124102001 Water Source: Well

Legal Description: Subdivision: RED CANYON ESTATES Lot: 12 BK-0455 PG-0524 MAP 01-08-87 R791258 EAS 04-04-02 R901202 EAS 12-21-04 R901203

Remarks: Grab this unique opportunity to purchase an incredible home for not much more than the land value of the 35+ acre parcel and restore this 7,495 square foot architectural masterpiece to its former glory and beyond. The Seller is providing the engineering and a structural proposal to restore the structure and is already submitting for permit to help the new owner jumpstart the timeline for the work. After restoration and interior renovation, the new owner will not only have a home that is a work of art but has great potential for a big upside. 1601 Red Canyon Creek Road perfects the balancing act of proximity and privacy and a desire for land that is highly sought after in the Vail Valley and rarely attained. Situated on over 35 acres in the gated Red Canyon Estates neighborhood, this home is located in one of the Vail Valley's best kept secrets. One of only 13 homesites in Red Canyon Estates, this property provides a degree of privacy in the heart of the Vail Valley that is difficult to match and is backed by BLM/National Forest. The area is just outside the back gate of the Cordillera Valley Club making it an ideal spot for someone that wants to have it all, the country club lifestyle with the privacy unique to large acreage. Pop easily into Edwards for shopping and dining or to ski Beaver Creek or jaunt easily to the Eagle County Regional Airport or jet center. This home is a one-of-a-kind listing in the Vail Valley designed and built by RKD (Jack Snow), the property is divided into three forms connected by glass bridges in order to blur the lines between indoor and outdoor space. The exterior mainly consists of glass, sandstone, weathered steel and patinated copper in order to reflect the materials and colors of the surroundings. This home is truly a piece of art that engages with its natural surroundings while also being the consummate entertainer's home.

**Click to View Virtual Tour** 

## LISTING DETAIL

Neighborhood Features: Fishing; Trail(s); Zoned for Horses Interior Features: Elevator; Fireplace - Gas; Jetted Bath; Multi-Level; Patio;

Vaulted Ceiling(s); Balcony Appliances Included: See Remarks

Association/HOA Fee Includes: Snow Removal; See Remarks

Floor Coverings: Stone; Wood Fireplace Features: Gas

Utilities Available: Cable Available; Electricity Available; Phone Available;

Propane: Satellite: Trash: Water Available

Utility Expenses: Average Monthly Electric: 0; Average Monthly Gas: 0; Sewer

Monthly: 0; Water Monthly: 0 Heating: Radiant Floor Cooling: Other Laundry: See Remarks Sewer: Septic Tank

Water Source: Well

Construction: Frame

Exterior: Stone; Wood Siding; Other

Foundation: Poured in Place

Roof: Metal

Patio and Porch Features: Patio Property Access: All Year

Pets: Yes

View: Mountain(s); South Facing; Trees/Woods; Valley Geological Info: None Known

Waterfront Features: Stream

## LISTING INFORMATION

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