

Residential Active
MLS# 1005960

1601 Red Canyon Creek Road, Edwards, CO,
81632

Client Summary

County: Eagle

PROPERTY INFORMATION

Area: RedCanyon-TimberSprg
Complex/ Subdivision: Red Canyon Estates
Property Subtype: Single Family Residence
Year Built: 2001
Levels: Three Or More
Of Levels in Unit: 2
Entry Location: 1
Lockoff: No
Additional Rooms: Dining Area; Exercise Room; Family Room; Library; Media Room; Sunroom; Mud Room; Office
Furnished: Unfurnished
Stories: 2

Bedrooms: 5
Total Baths: 7
Full Baths: 5
3/4 Baths: 0
Half Baths: 2
Finished Square Feet: 7,495
Total SqFt: 7,495

Sq Ft Source: County/Gov't
Entry Level Master: No
Parking: Garage; Surface
of Garage Stalls: 4.5



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$7,054.28
Current Tax Year: 2021
Association: Yes \$3,250 Annually
Transfer Tax %: 0
Transfer Fee: 0

LAND AND SITE INFORMATION

Lot Size Acres: 35.15
Lot Size SqFt: 1,531,134
Lot Size Source: County/Gov't
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 E

Zoning Code: Residential
Ground Lease: No
Parcel Number: 194124102001

Schedule #: R028384
Legal Parcel: Yes
Water Source: Well

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 ready 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 work of art that engages with its natural surroundings while also being the consummate entertainer's home.

[Click to View Virtual Tour](#)

LISTING DETAIL

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

Neighborhood Features: Fishing; Trail(s); Zoned for Horses
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

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