

PROPERTY INFORMATION

Area:	Eagle Ranch	Bedrooms:	4
Complex/ Subdivision:	Eagle Ranch	Total Baths:	4
Property Subtype:	Single Family Residence	Full Baths:	3
Year Built:	2005	3/4 Baths:	0
Year Built Effective:	2005	Half Baths:	1
Levels:	Two	Finished Square Feet:	2,661
# Of Levels in Unit:	3	Total SqFt:	2,661
Entry Location:	1	Sq Ft Source:	Appraiser
Lockoff:	No	Entry Level Primary Bed:	Yes
Additional Rooms:	Breakfast Nook; Dining Area; Family Room; Utility Room	Parking:	Garage; Surface
Furnished:	Unfurnished	# of Garage Stalls:	2
Stories:	2		



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$4,809.56	Association: Yes \$350 Annually	Transfer Tax %: 0
Current Tax Year: 2022		Transfer Fee: 1

LAND AND SITE INFORMATION

Lot Size Acres: 0.29	Zoning Code: Residential	Schedule #: R055019
Lot Size SqFt: 12,588	Ground Lease: No	Legal Parcel: Yes
Lot Size Source: County/Gov't	Parcel Number: 2109-081-12-015	Water Source: Public

Legal Description: Subdivision: EAGLE RANCH FILING 15 Lot: 15

Remarks: This is a great opportunity to own a lovely single-family home on a small cul-de-sac in Eagle Ranch that is only three-quarters of a mile to downtown Eagle Ranch for movies, shopping, and dining. The living space in this residence expands outside in three directions from the main living areas offering ample opportunity to enjoy the extended summer and fall season in Eagle. The spacious covered front porch, fit for outdoor dining and living, is tucked behind tall landscaping for additional privacy. Your furry friends will enjoy the fenced backyard as you relax outdoors or entertain on the covered back deck, accessible from the master bedroom via sliding glass doors for sipping your morning coffee al fresco. The main level flows from the formal dining room to open living and kitchen spaces, ideal for hosting family and friends as they gather in the heart of the home. Vaulted ceilings provide airy vertical space with large windows overlooking the outdoor living space, backyard, and Eagle Ranch golf course. The three bedrooms on the second level are ideally separated from the main floor master suite. One of this home's most unique features is the opportunity for the next owners to add value to the property by finishing the 1,600 square foot basement already outfitted with plumbing and electricity. This home's next generation could include bedrooms and/or additional living space, or one could get creative with a music room, home business, art studio, fitness area - the possibilities are endless! The oversized 2-car garage has ample room for storing seasonal toys or simply offers space to maneuver multiple cars throughout the conveniently elongated driveway, allowing tons of additional guest parking. Please visit mls.HomeinEagleRanch.com.

[Click to View Virtual Tour](#)

Showing Information and Requirements

LISTING DETAIL

Interior Features: Fireplace - Gas; Jetted Bath; Primary Downstairs; Vaulted Ceiling(s); Wired for Cable	Neighborhood Features: Community Center; Fitness Center; Golf; Pool; Tennis Court(s); Trail(s)
Appliances Included: Dishwasher; Disposal; Dryer; Microwave; Range; Refrigerator; Washer; Washer/Dryer	Construction: Frame
Association/HOA Fee Includes: Snow Removal; Trash	Exterior: Stone; Wood Siding
Floor Coverings: Carpet; Tile; Wood	Foundation: Concrete Perimeter
Fireplace Features: Gas	Basement: Unfinished
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Sewer Available; Snow Removal; Trash; Water Available; See Remarks	Roof: Asphalt
Heating: Forced Air; Natural Gas; Solar	Patio and Porch Features: Deck
Air Conditioning: Yes	Property Access: All Year
Cooling: Ceiling Fan(s); Central Air; Zoned	Pets: Yes
Laundry: See Remarks	View: Golf Course; Mountain(s); Valley
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:	No
Right of Refusal:	No