

Residential Active
MLS# 1009211

25 W Timber Draw Drive, Edwards, CO, 81632

County: Eagle

Client Summary

PROPERTY INFORMATION

Area: CordilleraTheRanch
Complex/Subdivision: Cordillera F8 - Ridge
Timbers Fairways
Property Subtype: Single Family
Residence
Year Built: 1996
Year Built Effective: 1996
Of Levels in Unit: 3
Entry Location: 2
Lockoff: No
Additional Rooms: Breakfast Nook;
Dining Area; Family
Room; Utility Room;
See Remarks
Furnished: Furnished
Stories: 2

Bedrooms: 5
Total Baths: 5
Full Baths: 4
3/4 Baths: 0
Half Baths: 1
Den/Loft: No
Finished Square Feet: 4,690
Total SqFt: 4,690
Sq Ft Source: Appraiser
Parking: Attached Garage
of Garage Stalls: 3



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$14,913.6
Current Tax Year: 2023
Association: Yes \$3,500 Annually
Transfer Tax %: 0
Transfer Fee: 2

LAND AND SITE INFORMATION

Lot Size Acres: 0.8
Lot Size SqFt: 34,848
Lot Size Source: County/Gov't
Zoning Code: Single Family Residential
Ground Lease: No
Parcel Number: 210711305001
Schedule #: R040484
Legal Parcel: Yes
Water Source: District Water

Legal Description: Subdivision: CORDILLERA SUB FIL 8 Lot: 1 TRACT F BK-0612 PG-0307 MAP 06-24-93 BK-0694 PG-0560 QCD 05-09-96 BK-0697 PG-08
Remarks: Nestled on a hill in sought-after Cordillera Ranch, this luxurious mountain contemporary retreat offers unparalleled privacy and tranquility. Situated along the 3rd fairway of the Cordillera Mountain Golf Course, it enjoys breathtaking views of the majestic Red and White Mountain, providing a stunning backdrop for daily living. As you enter, natural light floods the living, dining, and kitchen areas, creating a warm and inviting atmosphere. Renovated in a sophisticated mountain modern style, the interior showcases a stunning chef's kitchen and master bathroom, designed for entertainment and relaxation. Outside, expansive outdoor living spaces await, including a spacious patio with an al fresco dining area, a meticulously landscaped perennial garden, and an inviting upper deck perfect for gatherings with friends and family. The front of the residence features a welcoming front porch and a lower-level patio and grass area, ideal for enjoying captivating evening sunsets. The spacious master bedroom suite boasts two balconies offering views of the elk migration route and a cozy gas fireplace, providing a peaceful retreat after a day of adventure. The master bathroom is appointed with backlit vanity mirrors, a dual vanity, a rejuvenating steam shower, and a bathtub overlooking the Red and White Mountain, offering a luxurious sanctuary for relaxation. Additional living spaces include a lower-level family room, a guest master upstairs in a separate wing from the main master, and a versatile office or additional bedroom, ensuring comfort and functionality for all your needs. Practical features such as laundry chutes in both the master bedroom and upper-level hallway, a driveway accommodating up to 15 cars for entertaining, a heated 3-car garage, and garage entrance cubby storage enhance everyday living. Conveniently located just 5 miles from Highway 6, with easy access to transportation routes, and 25 miles to Eagle County Regional Airport.

Showing Information and Requirements

LISTING DETAIL

Interior Features: Multi-Level; Patio; Spa/Hot Tub; Vaulted Ceiling(s); Steam Shower
Appliances Included: Dishwasher; Disposal; Microwave; Range; Range Hood; Refrigerator; Washer/Dryer; Water Purifier; Wine Cooler
Association/HOA Fee Includes: Common Area Maintenance; Sewer; Trash; Water
HOA/Comm Amenities: Clubhouse; Fitness Center; Pool; Spa/Hot Tub; Tennis Court(s)
Floor Coverings: Carpet; Stone; Tile; Vinyl
Fireplace Features: Electric
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Snow Removal; Trash; Water Available; Water Heater Gallons: 100
Heating: Forced Air
Cooling: None
Laundry: Electric Dryer Hookup; Washer Hookup
Sewer: Sewer Connected
Water Source: District Water

Location: Golf Course; Golf Course Community
Neighborhood Features: Clubhouse; Community Center; Equestrian Center; Fishing; Fitness Center; Golf; Pool; Tennis Court(s); Trail(s); Pickleball Courts
Distressed Property: None
Construction: Frame
Exterior: Stone; Wood Siding
Foundation: Poured in Place
Roof: Shake
Property Access: All Year
View: Golf Course; Mountain(s); Trees/Woods
Geological Info: None Known

LISTING INFORMATION

Deed Restrictions: No

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