

MLS# 1011942

1122 Red Draw , Edwards, CO, 81632

County: Eagle

PROPERTY INFORMATION

Area: CordilleraTheRanch **Bedrooms:** 5
Complex/Subdivision: Cordillera F11 - Red **Total Baths:** 5
Property Subtype: Draw Meadows **Full Baths:** 2
Single Family **3/4 Baths:** 2
Residence **Half Baths:** 1
Year Built: 1998 **Den/Loft:** No
Levels: Three Or More **Finished Square Feet:** 5,850
Of Levels in Unit: 3 **Total SqFt:** 5,850
Entry Location: Main Level- Level 2
Lockoff: No **Sq Ft Source:** Seller
Additional Rooms: Family Room; Great **Entry Level Primary Bed:** Yes
Room; Utility Room; **Parking:** Heated Garage
Wine Cellar **# of Garage Stalls:** 3
Furnished: Furnished **# of Parking Spaces:** 7
Stories: 3



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$17,212.36
Current Tax Year: 2024

Association: Yes \$0 Annually
Master HOA/POA Fee: \$3,750 Annually

Transfer Tax %: 0
Transfer Fee: 2

LAND AND SITE INFORMATION

Lot Size Acres: 1.49
Lot Size SqFt: 64,904
Lot Size Source: Seller

Zoning Code: 1000 - RESIDENTIAL
Ground Lease: No
Parcel Number: 2107-113-08-007

Schedule #: R040958
Legal Parcel: Yes
Water Source: District Water

Legal Description: Subdivision: CORDILLERA SUB FIL 11 Lot: 11

Remarks: Privately set in the heart of Cordillera Ranch, this beautifully remodeled home captures the best of Colorado living—panoramic views, alpine serenity & access to one of the Vail Valley's most amenity-rich communities. At 7,894 ft elevation, it offers four-season comfort with rare peace & proximity. Just 1.6 mi to the main gate, 0.4 mi to the Trailhead Clubhouse (pools, playground, court & gathering space), & 2.6 mi to the Athletic Center (pickleball, gym, tennis), plus 15 min to Arrowhead Base & 25 min to Vail Village. The great room & kitchen have been remodeled in a refined transitional style, with soaring ceilings, natural light, hardwood floors, spectacular views & access to an expansive deck surrounding the stone fireplace. With 5 bedrooms and multiple living spaces, the home is ideal for retirees, remote professionals, or multigenerational families. The chef's kitchen includes Wolf & Sub-Zero, dual sinks, gas cooktop and griddle & oversized island. A hearth room with fireplace offers a second living space on this level with a built-in bar—perfect for casual entertaining or quiet mornings. The walk-out lower level includes a family room, media room, wet bar, wine storage & access to a fenced yard, hot tub & stone patio. Two lower bedrooms opens to the outdoors. The private upper guest suite with en-suite bath includes a nursery or flexible private room—ideal for visiting families or longer stay guests needing an office. Laundry areas are located on both the main & lower guest level. With a 3-car heated garage, central A/C, and a new DaVinci synthetic roof underway, the home checks all the right boxes. A compelling alternative Vail & Beaver Creek pricing, this home offers space, privacy & beautifully remodeled living spaces—without compromising access to world class ski access and resort amenities, and lifestyle. Golf membership to The Club at Cordillera & Vail Gondola Club available.

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LISTING DETAIL

Interior Features: Fireplace - Gas; Jetted Bath; Multi-Level; Patio; Smart Thermostat; Spa/Hot Tub; Vaulted Ceiling(s); Wired for Cable; Balcony
Appliances Included: Built-In Electric Oven; Built-In Gas Oven; Dishwasher; Disposal; Microwave; Range; Refrigerator; Washer/Dryer; Wine Cooler
Association/HOA Fee Includes: Trash
HOA/Comm Amenities: Fitness Center; Pool; Racquetball; Shuttle Service; Spa/Hot Tub; Tennis Court(s)
Floor Coverings: Carpet; Stone; Tile; Wood
Fireplace Features: Gas
Utilities Available: Cable Available; Electricity Available; Internet; Natural Gas Available; Phone Available; Satellite; Sewer Available; Sewer Connected; Trash; Water Available
Heating: Forced Air; Natural Gas; Radiant Floor
Air Conditioning: Yes
Cooling: Central Air
Laundry: Electric Dryer Hookup; Washer Hookup
Water Source: District Water

Location: Golf Course; Golf Course Community
Neighborhood Features: Cross Country Trail(s); Equestrian Center; Fishing; Fitness Center; Golf; Pool; Racquet Ball Courts; Tennis Court(s); Trail(s); Pickleball Courts
Construction: Frame
Exterior: Stone; Wood Siding
Foundation: Poured in Place
Roof: Shake; See Remarks
Patio and Porch Features: Deck; Patio
Fence Type: Partial
Property Access: All Year
Pets: Yes
View: Meadow; Mountain(s); Trees/Woods; Valley; See Remarks
Geological Info: None Known

LISTING INFORMATION

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