

MLS# 1011946

25 Cottage Circle, Edwards, CO, 81632

County: Eagle

PROPERTY INFORMATION

Area: CordilleraTheRanch
Complex/Subdivision: Cordillera F14 - Club Cottages
Property Subtype: Single Family Residence
Year Built: 1996
Levels: Three Or More
Of Levels in Unit: 3
Entry Location: Main Level- Level 2
Lockoff: No
Additional Rooms: Dining Area; Family Room; Great Room; Utility Room
Furnished: Furnished
Stories: 3

Bedrooms: 4
Total Baths: 6
Full Baths: 5
3/4 Baths: 0
Half Baths: 1
Den/Loft: No
Finished Square Feet: 3,458
Total SqFt: 3,458
Sq Ft Source: County/Gov't
Entry Level Primary Bed: No
Parking: Heated Garage
of Garage Stalls: 2



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$9,198.08
Current Tax Year: 2024

Association: Yes \$1,950 Quarterly
Master HOA/POA Fee: \$3,750 Annually

Transfer Tax %: 0
Transfer Fee: 2

LAND AND SITE INFORMATION

Lot Size Acres: 0.17
Lot Size SqFt: 7,405
Lot Size Source: County/Gov't

Zoning Code: 1112 - SINGLE FAM.RES.-LAND
Ground Lease: No
Parcel Number: 2107-142-09-011

Schedule #: R041937
Legal Parcel: Yes
Water Source: District Water

Legal Description: Subdivision: CORDILLERA FIL 14-CLUB COTTAGES Lot: 6 BK- 0652 PG-0841 MAP 10-18-94 BK-0731 PG-0478 DEC 07-09-97 BK-0736 PG-0991 DEC 09-12-97 BK-0739 PG-0761 DEC 10-07-97 BK-0742 PG-0626 DEC 11-06-97 BK-0747 PG-0215 DEC 12-24-97 R647498 DEC 02-19-98 R662240 DEC 07-09-98 R682917 DEC 01-07-99

Remarks: 25 Cottage Circle offers a rare opportunity for buyers seeking a low-maintenance, single-family home in an amenity-rich gated community, without sacrificing location or comfort. Whether you're simplifying from a larger home, buying a second residence, or relocating to enjoy the Cordillera lifestyle, this property offers privacy, access, and convenience. Located in the most walkable enclave of Cordillera Ranch, just inside the main gate and at the end of a cul-de-sac, it's steps from the Mountain Course Clubhouse, TimberHearth restaurant, and miles of private trails. It's also ideally located, less than 15 minutes to Beaver Creek via Arrowhead, 10 minutes to Edwards, and 25 minutes to Vail. Offered with furniture to make it easy to enjoy from day one, the home features an open layout with vaulted ceilings, hardwood floors, and large windows on the main level, which includes one primary suite. A wraparound deck nestled among the trees offers shaded privacy and mountain views, while the living room's grand stone hearth flows naturally into the kitchen with bar seating—perfect for everyday living or entertaining. A second primary suite upstairs is complemented by two additional upstairs guest bedrooms, each with its own en-suite bath. The lower-level family room includes a built-in bar and gas fireplace. A 5th bedroom could easily be added by enclosing a portion of this level, which already includes a full bath and closet, while still retaining a beautiful family room. A new DaVinci roof is scheduled for installation. The HOA manages exterior maintenance, snow removal, and landscaping, ideal for full-time or lock-and-leave use. As a Cordillera property owner, you'll enjoy access to the Trailhead pool and kids' clubhouse, athletic center with tennis and pickleball, the Dave Pelz Short Course, miles of private trails, stocked fishing waters, RV and trailer storage, dog park, Post Office, and community programming.

LISTING DETAIL

Interior Features: Fireplace - Gas; Jetted Bath; Multi-Level; Patio; Vaulted Ceiling(s); Balcony
Appliances Included: Dishwasher; Disposal; Microwave; Range; Refrigerator; Washer/Dryer
Association/HOA Fee Includes: Trash
HOA/Comm Amenities: Fitness Center; Pool; Racquetball; Shuttle Service; Spa/Hot Tub; Tennis Court(s)
Floor Coverings: Carpet; Tile; Wood
Fireplace Features: Gas
Utilities Available: Cable Available; Electricity Available; Internet; Natural Gas Available; Phone Available; Sewer Connected; Trash; Water Available
Heating: Baseboard; Natural Gas
Air Conditioning: No
Cooling: None
Laundry: Gas Dryer Hookup; Washer Hookup
Water Source: District Water

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

LISTING INFORMATION

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