

Residential Active
MLS# 1012132

25 W Timber Draw Drive, Edwards, CO,
81632
County: Eagle

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: Unfurnished
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
List Price/SqFt: 959.49
Sq Ft Source: Appraiser
Parking: Attached Garage
of Garage Stalls: 3
of Parking Spaces: 15



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$15,400.5
Current Tax Year: 2024
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
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

Zoning Code: Single Family Residential
Ground Lease: No
Parcel Number: 210711305001

Schedule #: R040484
Legal Parcel: Yes
Water Source: District Water

Remarks: Nestled on a gentle hill along the third fairway of the Mountain Course, this custom mountain-contemporary retreat offers a rare blend of privacy, elevation, and access to Cordillera's premier amenities. Just a short stroll from TimberHearth and the Ranch Clubhouse, the home is both a refined residence and a gateway to the Cordillera Mountain lifestyle. The exterior exudes alpine character, enhanced by a newly-installed premium Brava onyx synthetic roof. Inside, expansive windows flood the open-concept living and dining spaces with natural light, framing views of the Red and White Mountains, perennial gardens, and open space. A chef's kitchen features JennAir and Blue Star smart appliances including industrial range, a wine fridge, beverage drawers, and informal dining that opens to the patio. A wood-burning fireplace, with gas starter, anchors the main level with a tucked-away hot tub from rare direct powder room access. Upstairs, the home offers two separate wings: a private primary suite with dual balconies and spa bath, and a guest suite with an adjacent office or additional bedroom. The lower level includes a media/family room with walk-out access to a west-facing lawn. Additional features include a heated 3-car garage, sweeping driveway for 15+ vehicles, dual laundry chutes, and thoughtful storage. Cordillera ownership includes trail access, stocked ponds, the Athletic Center, and the Dave Pelz Short Course. Optional memberships available at The Club at Cordillera and the POA-managed Vail Gondola Club.

LISTING DETAIL

Interior Features: Fireplace - Gas; Multi-Level; Patio; Spa/Hot Tub; Vaulted Ceiling(s); Balcony; 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; Gas; Wood Burning
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Sewer Connected; Snow Removal; Trash; Water Available; Water Heater Gallons: 100
Heating: Forced Air
Air Conditioning: No
Cooling: None
Laundry: Electric Dryer Hookup; Washer Hookup
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: Age of Roof: 2,025; Synthetic
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