

Residential Active
MLS# 1012082

722 Granite Springs Trail, Edwards, CO,
81632

County: Eagle

PROPERTY INFORMATION

Area: CordilleraTheSummit
Complex/Subdivision: Cordillera Sub Fil 34
Property Subtype: Single Family
Residence
Year Built: 2017
Of Levels in Unit: 2
Entry Location: Level 1
Lockoff: No
Additional Rooms: Breakfast Nook;
Dining Area; Family
Room; Game Room;
Great Room; Library;
Utility Room; Mud
Room; Office; See
Remarks
Furnished: Furnished
Stories: 2

Bedrooms: 5
Total Baths: 5
Full Baths: 2
3/4 Baths: 3
Half Baths: 0
Den/Loft: Yes
Den/Loft: Loft sitting area with a wet
bar, and a deck overlooking
the pristine property and
mountain vistas.
Remarks:
Finished 4,371
Square Feet:
Total SqFt: 4,371
List 915.12
Price/SqFt:
Sq Ft County/Gov't
Source:
Entry Level Yes
Primary Bed:
Parking: Heated Garage
of Garage 3
Stalls:



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$18,091.3
Current Tax Year: 2024

Association: Yes \$3,750 Annually

Transfer Tax %: 0
Transfer Fee: 2

LAND AND SITE INFORMATION

Lot Size Acres: 2.24
Lot Size SqFt: 97,487
Lot Size Source: County/Gov't

Zoning Code: Single Family
Ground Lease: No
Parcel Number: 210715303003

Schedule #: R049674
Legal Parcel: Yes
Water Source: Public

Legal Description: Subdivision: CORDILLERA SUB FIL 34 Block: 5 Lot: 6 R682634 MAP 01-05-99 R696151 SWD 05-14-99 R200729773 QCD 10-31-07
Remarks: Experience the pinnacle of the Cordillera lifestyle in this 2019 mountain contemporary residence, epitomizing luxury and tranquility on over 2 flat, usable acres. The home offers stunning Gore Range views through floor-to-ceiling windows in the Great Room. A nearby serene pond, owned by the homeowners association, preserves the open, scenic view. The entry-level main floor features the great room, a spacious master suite, a family room, and an office that can serve as a fifth bedroom. The master suite boasts spectacular views and direct access to the front patio, offering epic Gore Range and pond vistas. The five-piece master bathroom is a sanctuary of relaxation, featuring a steam shower, natural light, tree views, and a large walk-in closet with an additional washer and dryer. Both front and back patios capture the privacy and serenity of the area. The front patio provides expansive Gore Range views, while the back patio offers a secluded retreat and is wired for a hot tub and stubbed for a gas grill. The chef's kitchen has high-end appliances, walnut cabinetry, granite countertops, white oak floors, double islands with bar seating, and an oversized walk-in pantry. The guest level features three spacious en-suite bedrooms, offering ample privacy and comfort for visitors. These guest rooms are connected by a cozy living space with a wet bar, perfect for games or reading. Cordillera offers an unparalleled blend of luxury and natural beauty. Residents have access to premier amenities such as golf, tennis, pickleball, athletic facilities, and indoor and outdoor pools. Surrounded by the vast expanse of the White River National Forest, residents enjoy breathtaking landscapes, abundant wildlife, and a serene environment perfect for both relaxation and active living.

LISTING DETAIL

Interior Features: Fireplace - Gas; Multi-Level; Patio; Primary Downstairs;
Vaulted Ceiling(s); Balcony; Steam Shower
Appliances Included: Built-In Electric Oven; Dishwasher; Disposal;
Microwave; Range; Range Hood; Refrigerator; Washer/Dryer; Water Purifier;
Wine Cooler
Association/HOA Fee Includes: Common Area Maintenance
HOA/Comm Amenities: Clubhouse; Fitness Center; Pool; Racquetball;
Spa/Hot Tub; Tennis Court(s); Other
Floor Coverings: Stone; Wood
Fireplace Features: Gas
Utilities Available: Cable Available; Electricity Available; Internet; Natural
Gas Available; Phone Available; Sewer Available; Sewer Connected; Snow
Removal; Trash; Water Available
Heating: Radiant Floor
Air Conditioning: No
Cooling: Ceiling Fan(s)
Laundry: See Remarks
Sewer: Septic Tank
Water Source: Public

Location: Golf Course Community
Neighborhood Features: Clubhouse; Community Center; Equestrian Center;
Fishing; Fitness Center; Golf; Pool; Racquet Ball Courts; Tennis Court(s);
Trail(s); Pickleball Courts
Construction: Frame
Exterior: Metal Siding; Stone; Wood Siding
Foundation: Poured in Place
Roof: Synthetic
Patio and Porch Features: Patio
Property Access: All Year
View: Mountain(s); Trees/Woods; Valley; See Remarks
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