

Residential Closed MLS# 1012132	25 W Timber Draw Drive, Edwards, CO, 81632 County: Eagle	Client Summary
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PROPERTY INFORMATION

Area:	CordilleraTheRanch	Bedrooms:	5
Complex/Subdivision:	Cordillera F8 - Ridge Timbers Fairways	Total Baths:	5
Property Subtype:	Single Family Residence	Full Baths:	4
Year Built:	1996	3/4 Baths:	0
Year Built Effective:	1996	Half Baths:	1
# Of Levels in Unit:	3	Den/Loft:	No
Entry Location:	2	Finished Square Feet:	4,431
Lockoff:	No	Total SqFt:	4,431
Additional Rooms:	Breakfast Nook; Dining Area; Family Room; Utility Room; See Remarks	Sq Ft Source:	Appraiser
Furnished:	Unfurnished	Parking:	Attached Garage
Stories:	2	# of Garage Stalls:	3
		# of Parking Spaces:	15



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$15,400.5	Association: Yes \$3,500 Annually	Transfer Tax %: 0
Current Tax Year: 2024		Transfer Fee: 2

LAND AND SITE INFORMATION

Lot Size Acres: 0.8	Zoning Code: Single Family Residential	Schedule #: R040484
Lot Size SqFt: 34,848	Ground Lease: No	Legal Parcel: Yes
Lot Size Source: County/Gov't	Parcel Number: 210711305001	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 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	Location: Golf Course; Golf Course Community
Appliances Included: Dishwasher; Disposal; Microwave; Range; Range Hood; Refrigerator; Washer/Dryer; Water Purifier; Wine Cooler	Neighborhood Features: Clubhouse; Community Center; Equestrian Center; Fishing; Fitness Center; Golf; Pool; Tennis Court(s); Trail(s); Pickleball Courts
Association/HOA Fee Includes: Common Area Maintenance; Sewer; Trash; Water	Distressed Property: None
HOA/Comm Amenities: Clubhouse; Fitness Center; Pool; Spa/Hot Tub; Tennis Court(s)	Construction: Frame
HOA Website/URL: https://cordilleraliving.com	Exterior: Stone; Wood Siding
Floor Coverings: Carpet; Stone; Tile; Vinyl	Foundation: Poured in Place
Fireplace Features: Electric; Gas; Wood Burning	Roof: Age of Roof: 2,025; Synthetic
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Sewer Connected; Snow Removal; Trash; Water Available; Water Heater Gallons: 100	Property Access: All Year
Heating: Forced Air	View: Golf Course; Mountain(s); Trees/Woods
Air Conditioning: No	Geological Info: None Known
Cooling: None	
Laundry: Electric Dryer Hookup; Washer Hookup	
Water Source: District Water	

LISTING/SELLING INFORMATION

Deed Restrictions: No

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