



**\$2,275,000**

## **RUSSELL 11 TRAIL, EDWARDS, CO, 81632**

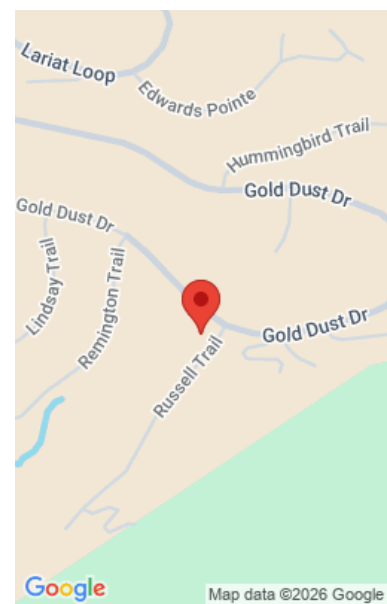
<https://resortdevelopmentmarketing.com>

Discover this exceptional contemporary home on a private drive and expansive corner lot in Upper Homestead. With the privacy and space of a single-family home, this architecturally distinctive duplex home seamlessly blends modern living with mountain living. The home's thoughtful design centers around an open-concept layout that features two generously sized living areas, providing versatility for both intimate gatherings and larger entertaining occasions. Natural light floods the space through oversized windows and vaulted ceilings, adding dramatic height and openness. The lower level greets guests with a large foyer, three well-appointed bedrooms, and a flexible bonus space ideal for a home office or media room. The main level features an open floor plan and a serene primary suite, complete with a private deck. The heart of the home features a chef-inspired galley kitchen equipped with a Viking refrigerator/freezer, gas range, and a convenient breakfast bar. The adjacent dining area with vaulted ceilings creates an ideal dining space for both daily life and special occasions. The large main living space is perfect for entertaining. The two decks off the main living area enhance outdoor living. This well-maintained home includes numerous modern conveniences and recent improvements:

- New water heater installed June 2025
- Radon mitigation system (2023)
- Culligan water softening system
- Electric vehicle charging station
- Durable flake epoxy garage flooring
- Freshly painted decks
- Freshly stained exterior wood surfaces
- Lined crawl space with additional storage

Take advantage of Homestead's recreational offerings and enjoy easy access to hiking and biking trails, a neighborhood dog park, and the Homestead Court Club featuring fitness facilities, tennis and pickleball courts, an indoor pool, and a relaxing hot tub. This remarkable mountain home represents the perfect combination of a contemporary home in a great mountain location.

- 4 beds
- 3 baths
- Duplex
- Residential
- Active



**Joanna Kerwin**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Total rooms:** 10

**Lot size:** 0.23 sq ft

**Subdivision Name:** Homestead 2

**Bathrooms Full:** 3

**Rooms Total:** 10

**County:** Eagle

**Type:** Duplex

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Floors:** 2 floors

**Year built:** 2003, 2003

**Agent Full Name:** Joanna Kerwin

**Lot Size Acres:** 0.23 acres

**Zoning:** Residential

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## Building Details

**Building Area Total:** 3139 sq ft

**Heating:** Natural Gas, Radiant Floor

**Stories:** 2

**Foundation Details:** Concrete Perimeter

**Floor covering:** Carpet, Tile, Wood

**Construction Materials:** Frame, Stucco, Wood Siding

**Current Use:** None

**Roof:** Asphalt

**Levels:** Two

**Parking:** 4

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## Amenities & Features



**Laundry Features:** Washer Hookup

**Utilities:** Cable Available, Electricity Available, Internet, Natural Gas Available, Sewer Available, Sewer Connected, Trash, Water Available

**Parking Features:** Attached Garage, Surface

**Garage Spaces:** 2

**Appliances:** Built-In Gas Oven, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Water Purifier

**Cooling:** Ceiling Fan(s)

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** Clubhouse, Fitness Center, Pool, Spa/Hot Tub, Tennis Court(s)

**Fireplace Features:** Gas

**WaterSource:** District Water

**Interior Features:** Fireplace - Gas, Patio, Balcony

**Amenities:** Clubhouse, Fitness Center, Pool, Spa/Hot Tub, Tennis Court(s)

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## Fees & Taxes

**Association Fee Frequency:** Monthly

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Listing Terms:** 1031 Exchange, Cash, New Loan

**Pets Allowed:** Cats OK, Dogs OK

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## Courtesy of

**List Office Name:** Engel and Volkers

