



**\$1,595,000**

## **SPRUCE 11 CIRCLE, EDWARDS, CO, 81632**

<https://resortdevelopmentmarketing.com>

Located in the sought-after Old Edwards Estates neighborhood, this beautifully remodeled home offers 3 bedrooms, 2 bathrooms, and a 2-car garage with brand-new garage door. A year-round creek runs through the private, flat yard, surrounded by mature trees. The outdoor areas are perfect for relaxing or entertaining in the peaceful setting. Inside, the home features a completely remodeled kitchen with modern finishes, Arrigoni hardwood floors, and tastefully updated bathrooms. The property includes new Anderson windows and sliding glass doors. A spacious, composite deck enhances the outdoor living experience, while a newer roof, water heater, furnace, and central air conditioning offer comfort year-round. Offered mostly furnished, this home is move-in ready and ideal for those seeking a mid-Valley single family home. Located just minutes from Beaver Creek and Arrowhead, and only 15 minutes from Vail, it provides the perfect blend of privacy and convenience. A rare opportunity for locals looking to own in one of the area's most desirable communities.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active



**Patrice Ringler**



---

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Year built:** 1991, 1991

**Agent Full Name:** Patrice Ringler

**Lot Size Acres:** 0.17 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 0.17 sq ft

**Subdivision Name:** Old Edwards Estates

**Bathrooms Full:** 2

**Zoning:** SF Residential

---

## Building Details

**Building Area Total:** 1625 sq ft

**Heating:** Forced Air, Natural Gas

**Roof:** Asphalt

**Floor covering:** Tile, Wood

**Construction Materials:** Frame, Wood Siding

**Stories:** 2

**Foundation Details:** Concrete Perimeter

---

## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

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

**Waterfront Features:** Creek

**WaterSource:** District Water

**Interior Features:** Fireplace - Gas, Multi-Level, Patio, Vaulted Ceiling(s), Wired for Cable, Balcony

**Patio And Porch Features:** Deck, Patio

**Flooring:** Tile, Wood

**Parking Features:** Attached Garage, Surface

**Garage Spaces:** 2

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Lot Features:** See Remarks

**Cooling:** Central Air



---

## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

---

## Courtesy of

**List Office Name:** Slifer Smith & Frampton/Four Seasons

