



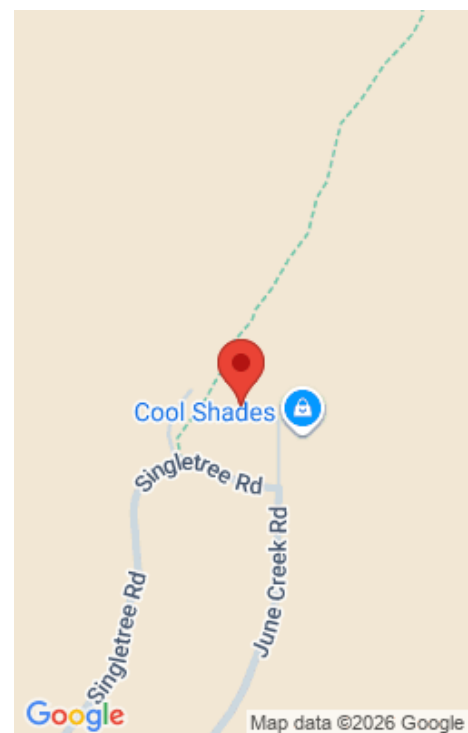
**\$2,195,000**

## **JUNE CREEK 1140 ROAD, EDWARDS, CO, 81632**

<https://resortdevelopmentmarketing.com>

Located at the top of Singletree on a quiet cul-de-sac, this single family home enjoys a peaceful setting adjacent to the June Creek Trailhead. Relax on the deck while taking in expansive views and the soothing sound of the creek below. 2,679 SqFt with three bedrooms, two living areas, and a separate-level primary suite with commanding views. The remodeled kitchen and new roof add value, and there's potential for future expansion. A two-car garage provides practical convenience. Singletree is a sought-after community in Edwards, Colorado—just minutes from Vail and Beaver Creek Resorts. Known as the "Sunbelt of the Valley," Singletree offers a warmer, high-desert climate with huge southern views of ski slopes and mountain peaks. Residents enjoy easy access to skiing, hiking and biking trails, shopping, and dining. Community amenities include parks, trails, and the Singletree Community Fitness Center. The neighborhood is also home to the Sonnenalp Golf Club, with various membership options available.

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



**Rachel Viele**



---

## Basics

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 3 floors

**Lot size:** 0.38 sq ft

**Year built:** 1997, 1997

**Subdivision Name:** Berry Creek Ranch Filing #3

**Agent Full Name:** Rachel Viele

**Bathrooms Full:** 2

**Lot Size Acres:** 0.38 acres

**Zoning:** Residential

**County:** Eagle

---

## Building Details

**Building Area Total:** 2679 sq ft

**Construction Materials:** Frame, Stucco

**Heating:** Natural Gas

**Stories:** 3

**Foundation Details:** Concrete Perimeter

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

---

## Amenities & Features

**Laundry Features:** See Remarks

**Flooring:** Carpet, Tile, Wood

**Utilities:** Cable Available, Electricity Available, Internet, Phone Available, Snow Removal, Trash, Water Available

**Association Amenities:** Clubhouse, Fitness Center, Pool

**Parking Features:** Attached Garage

**Garage Spaces:** 2

**Appliances:** Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer

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

**Cooling:** None

**Amenities:** Clubhouse, Fitness Center, Pool

---

## Fees & Taxes



**Association Fee Frequency:** Annually

---

## Courtesy of

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

