



**\$2,995,000**

**SQUAW CREEK 1153 ROAD, EDWARDS, CO,  
81632**

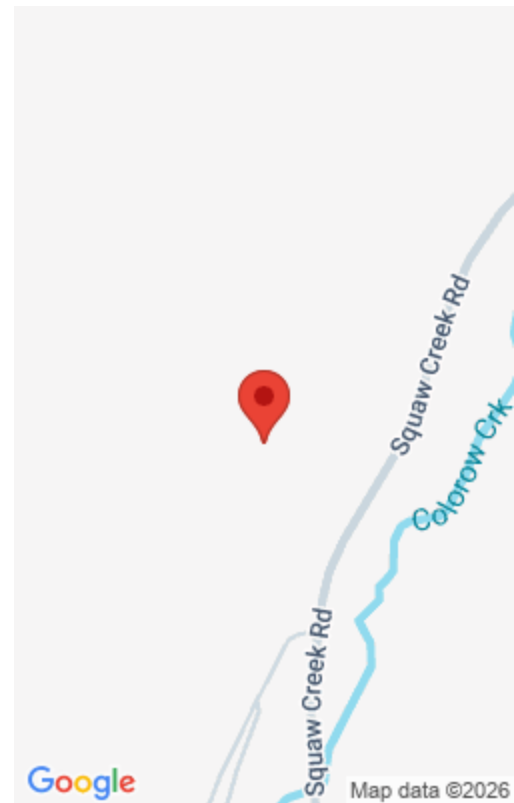
<https://resortdevelopmentmarketing.com>

An incredible home and property that is close to Edwards, yet feels a world away. Leaving Squaw Creek Road, you enter an insulated 8.5 acre paradise with walking trails through old growth forest. The property is surrounded by BLM and an 38 acre common area shared by 3 homes in the subdivision. Flora and Fauna abound and access to BLM and hunting is right out the back door. The possibilities are endless. NO HOA, NO DRB

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



**Andrew M Gould**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 1

**Lot size:** 8.43 sq ft

**Subdivision Name:** Other

**Bathrooms Full:** 2

**Rooms Total:** 1

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Floors:** 3 floors

**Year built:** 1991, 1991

**Agent Full Name:** Andrew M Gould

**Lot Size Acres:** 8.43 acres

**Zoning:** Eagle County rural

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## Building Details

**Building Area Total:** 1976 sq ft

**Construction Materials:** Foam Insulation, Frame, Stone, Stucco, Wood Siding

**Sewer:** Septic Tank

**Heating:** Natural Gas, Radiant Floor

**Stories:** 3

**Roof:** Shake

**Foundation Details:** Wood

**Levels:** Multi/Split

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

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## Amenities & Features



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

**Utilities:** Electricity Available, Internet, Natural Gas Available, Phone Available, Satellite, Sewer Available, Trash

**Fireplace Features:** Wood Burning Stove

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

**Lot Features:** Native Plants

**Patio And Porch Features:** Deck

**Flooring:** Carpet, Tile, Wood

**Parking Features:** Surface

**WaterSource:** Domestic Water Right, Well

**Interior Features:** Vaulted Ceiling(s), Wood Stove, Balcony

**Window Features:** ENERGY STAR Qualified Windows

**Cooling:** None

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

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## Courtesy of

**List Office Name:** Keller Williams Mtn Properties- Edwards

