

$5,250,000

- 4 beds
- 5 baths
- Single Family Residence
- Residential
- Active

## PEREGRINE 138 DRIVE, EDWARDS, CO, 81632

https://resortdevelopmentmarketing.com

Experience dramatic views of the Gore Range from this rustic Colorado mountain home on 1.62 acres. The property features 4 bedrooms plus a den, two living rooms, and six bathrooms. Located in the gated community of Cordillera Ranch, the $3,750 annual HOA fee includes access to the Dave Pelz short course, tennis courts, luxury fitness center, indoor and outdoor pools, private fishing, and hiking trails. Membership at the Club at Cordillera is also available, offering three additional championship golf courses designed by Jack Nicklaus, Hale Irwin, and Tom Fazio. Cordillera is surrounded by one million acres of the White River National Forest and is close to premier skiing—15 minutes to Beaver Creek and 25 minutes to Vail. Winter activities also include cross-country skiing, snowshoeing, sledding, and horse-drawn sleigh rides. Recent improvements to the home include a new wraparound deck, composite roof, windows, and Urbana fireplace. The main-level primary suite features a spiral staircase leading to a den with its own ensuite bathroom. Every room offers sweeping views. The walkout lower level includes a family room, two spacious guest suites, and a wine cellar. The generous two-car garage has epoxy flooring. Offered elegantly furnished and move-in ready for immediate enjoyment of the Colorado lifestyle.






**Rachel Viele**

## Basics

**Category:** Residential
**Type:** Single Family Residence
**Status:** Active
**Bedrooms: 4** beds
**Bathrooms: 5** baths
**Half baths: 1** half bath
**Floors: 3** floors
**Lot size: 1.62** sq ft
**Year built:** 1997, 1997
**Subdivision Name:** Cordillera F17 - Red Draw 2 Hld Aspens
**Agent Full Name:** Rachel Viele
**Bathrooms Full:** 5
**Lot Size Acres: 1.62** acres
**Zoning:** Residential
**County:** Eagle

## Building Details

**Building Area Total: 5288** sq ft
**Construction Materials:** Frame, Stone, Wood Siding
**Heating:** Forced Air, Natural Gas
**Stories:** 3
**Roof:** Synthetic
**Foundation Details:** Poured in Place
**Floor covering:** Carpet, Stone, Wood

## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup
**Flooring:** Carpet, Stone, Wood
**Utilities:** Cable Available, Electricity Available, Internet, Phone Available, Sewer Available, Sewer Connected, Snow Removal, Trash, Water Available
**Association Amenities:** Clubhouse, Fitness Center, Front Desk, Pool, Spa/Hot Tub, Tennis Court(s)
**Parking Features:** Attached Garage
**Garage Spaces:** 2
**WaterSource:** District Water
**Appliances:** Built-In Gas Oven, Dishwasher, Disposal, Range, Range Hood, Refrigerator, Washer/Dryer, Wine Cooler
**Interior Features:** Fireplace - Gas, Jetted Bath, Multi-Level, Patio, Spa/Hot Tub
**Cooling:** None
**Amenities:** Clubhouse, Fitness Center, Front Desk, Pool, Spa/Hot Tub, Tennis Court(s)

## Fees & Taxes

**Association Fee Frequency:** Annually

## Courtesy of

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