



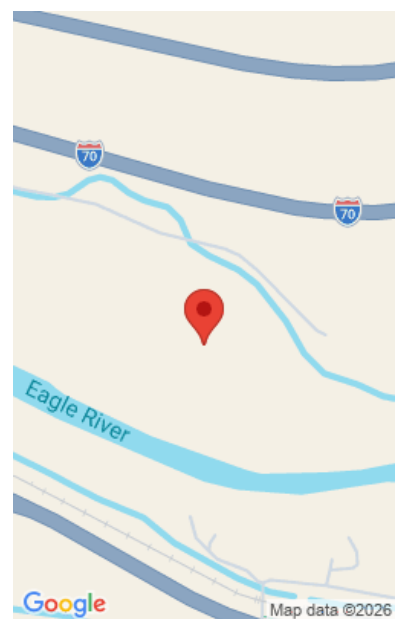
\$2,800,000

HWY 6 14555, EAGLE, CO, 81631

<https://resortdevelopmentmarketing.com>

This property is more than just a property it's a lifestyle. Back on the market! This 35 acres picturesque horse property offers harmonious blend of rural tranquility and convenience of town amenities. Boasting senior water rights, irrigated pastures and a spacious outdoor riding arena, round pen and other outbuildings with a separate tack room and stalls for horses. This property features 1,645 sq ft hay or equipment shed with attached tack room. The property has approximate 1/2 mile of river front out your back door, whether you enjoy fishing, floating the river or just relaxing by the river. The heart of the property is a charming 4,313 sq ft stucco home that has a welcoming front porch for relaxing mornings and tranquil evenings. Inside the home is a open floor plan designed for everyday living and entertaining guest. The main level features vaulted ceilings with a spacious kitchen, dining and living room area with a gas fire place. It has 1/2 bathroom next to the office. The mud and laundry room connect to the two car garage. The primary bedroom offers a jetted tub with views of the pond and horse pastures. Down the hall offers two more bedrooms with a connecting bathroom. Downstairs has a spacious game room, media room, an additional room for extra storage and another laundry hook up. Large downstairs bedroom and bathroom. This has the potential to be a lock off with a separate entrance. The outside of the property has producing hay pasture, gardens, apple trees rotational pastures. The property has an access road to the main head-gate located near the equestrian arena. This provides access to the ditch to maintain as well as give you access to ride in the indoor arena or to the rodeo grounds or ball fields. There is access to BLM to ride, bike, or hike. This property has so much to offer it is worth seeing in person.

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Pending



Nicole Haynes



Basics

Category: Residential

Status: Pending

Bathrooms: 2 baths

Floors: 2 floors

Year built: 2010, 2010

Agent Full Name: Nicole Haynes

Lot Size Acres: 35.5 acres

County: Eagle

Type: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size: 35.5 sq ft

Subdivision Name: Metes & Bounds

Bathrooms Full: 2

Zoning: Agricultural

Building Details

Building Area Total: 4313 sq ft

Sewer: Septic Tank

Current Use: Horses, Pasture

Roof: Synthetic

Levels: Two

Basement: Partially finished

Construction Materials: Frame, Stucco

Heating: Forced Air, Propane

Stories: 2

Foundation Details: Poured in Place

Floor covering: Carpet, Concrete, Tile, Wood

Parking: 6

Amenities & Features



Laundry Features: Electric Dryer Hookup, Washer Hookup

Utilities: Electricity Available, Propane, Sewer Available, Snow Removal, Water Available

Fencing: Fenced

Waterfront Features: River Front

Garage Spaces: 2

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

Cooling: Ceiling Fan(s), Central Air

Flooring: Carpet, Concrete, Tile, Wood

Association Amenities: See Remarks

Parking Features: Attached Garage, Parking Lot, Storage, Surface

Fireplace Features: Gas

WaterSource: Domestic Water Right, Pond, River, Well

Interior Features: Fireplace - Gas, Jetted Bath, Patio, Vaulted Ceiling(s), Wired for Cable

Amenities: See Remarks

Fees & Taxes

Association Fee Frequency: Annually

Association Fee Includes: Common Area Maintenance, Snow Removal, See Remarks

Miscellaneous

Road Surface Type: All Year

Special Listing Conditions: None

Listing Terms: 1031 Exchange

Pets Allowed: Yes

Courtesy of

List Office Name: Berkshire Hathaway - Gypsum

