



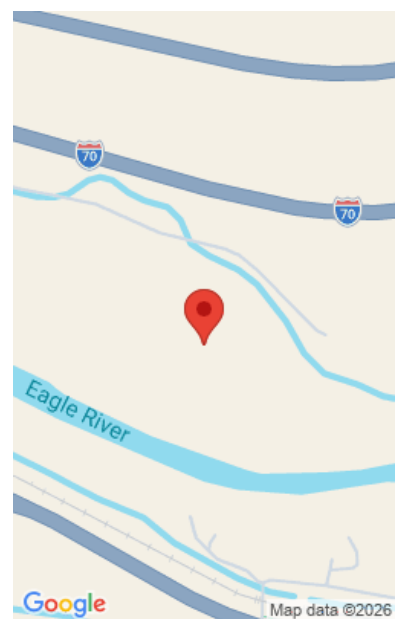
**\$2,800,000**

## **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**



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## 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

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## 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

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## 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

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## Fees & Taxes

**Association Fee Frequency:** Annually

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

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Listing Terms:** 1031 Exchange

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Berkshire Hathaway - Gypsum

