



**\$2,495,000**

## **HUMMINGBIRD 153 TRAIL, EDWARDS, CO, 81632**

<https://resortdevelopmentmarketing.com>

Perched above Edwards with sweeping western views of Castle Peak and the Riverwalk below, this beautifully updated 4-bedroom, 5-bathroom duplex blends livable luxury with thoughtful design. The generous 3,200+ sq.ft. floor plan features a light-filled main level with a remodeled kitchen, open-concept living and dining areas, and seamless indoor-outdoor flow to multiple decks and patios ideal for entertaining or soaking in the sunset. The expansive primary suite occupies its own private level, complete with a large walk-in closet, spa-like bath, and serene mountain vistas. Three additional bedrooms are located on the lower level alongside a second living area and an oversized recreation room—perfect for a home theater, gym, or golf simulator. Additional highlights include air conditioning, two laundry rooms, a dedicated office, and an oversized two-car garage with abundant storage. A perfect blend of space, privacy, and convenience, this home is ideal for both full-time living and mountain getaways.

- 4 beds
- 5 baths
- Duplex
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Floors:** 2 floors

**Year built:** 1999, 1999

**Agent Full Name:** Team Beaver Creek Luxe

**Lot Size Acres:** 0.27 acres

**County:** Eagle

**Type:** Duplex

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size:** 0.27 sq ft

**Subdivision Name:** Homestead 2

**Bathrooms Full:** 5

**Zoning:** Residential

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## Building Details

**Building Area Total:** 3410 sq ft **Construction Materials:** Frame, Stucco, Wood Siding

**Heating:** Forced Air, Natural Gas **Stories:** 2

**Roof:** Asphalt

**Foundation Details:** Poured in Place

**Levels:** Three Or More

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

**Basement:** Finished

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## Amenities & Features



**Laundry Features:** See Remarks

**Utilities:** Cable Available, Electricity Available, Internet, Natural Gas Available, Satellite, Sewer Available, Sewer Connected, Snow Removal, Trash, Water Available

**Fencing:** Partial

**Garage Spaces:** 2

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

**Lot Features:** City Lot

**Cooling:** Ceiling Fan(s), Central Air

**Flooring:** Carpet, Simulated Wood, Tile

**Association Amenities:** Clubhouse, Fitness Center, Pool, Racquetball, Spa/Hot Tub, Tennis Court(s)

**Parking Features:** Garage

**WaterSource:** District Water, Public

**Interior Features:** Fireplace - Gas, Jetted Bath, Multi-Level, Patio, Smart Thermostat, Vaulted Ceiling(s), Balcony

**Patio And Porch Features:** Deck, Patio

**Amenities:** Clubhouse, Fitness Center, Pool, Racquetball, Spa/Hot Tub, Tennis Court(s)

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## Fees & Taxes

**Association Fee Frequency:** Monthly

**Association Fee Includes:** See Remarks

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Pets Allowed:** Cats OK, Dogs OK, Yes

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton - Hyatt

