

$1,989,000

CHAROLAIS 170 CIRCLE, EDWARDS, CO, 81632

https://resortdevelopmentmarketing.com

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

Exceptional Singletree Opportunity — Single Family home in prime Location, Upgraded Interiors, Rare Duplex-Zoned Lot, 7 min from Arrowhead ski area and 15 min from Vail Mountain ! Set in one of Singletree's most desirable locations, this beautifully appointed three-bedroom single family home with an additional den and designated office space offers both immediate comfort and exciting long-term potential. Sitting on over half an acre and zoned for duplex use, the property presents a rare opportunity to add a second residence—whether as a guest home, income property, or multi-generational retreat—creating unmatched flexibility and value. Spanning 2,498 sq. ft., the residence showcases a completely upgraded upper level with refined finishes, abundant natural light, and an inviting open layout perfect for everyday living and entertaining. Numerous upgrades throughout include central A/C for year-round comfort, a two-car garage for convenience and storage, and large windows framing expansive Vail Valley views. Located just minutes from Beaver Creek, Arrowhead, and Vail, this home offers easy access to world-class skiing, golf, dining, and recreation. With miles of hiking and biking trails and easy access to the great outdoors, Singletree offers and exceptional blend of recreation, connection and mounting living. This is more than a home—it's an investment in lifestyle, location, and future potential in one of the valley's most sought-after neighborhoods.



Daniela DeMeillac

Basics

Category: Residential

Type: Single Family Residence

Status: Active

Bedrooms: 3 beds

Bathrooms: 2 baths

Half baths: 1 half bath

Total rooms: 6

Floors: 2 floors

Lot size: 0.57 sq ft

Year built: 1995, 1995

Subdivision Name: Berry Creek Ranch (Final Plat)

Agent Full Name: Daniela DeMeillac

Bathrooms Full: 2

Lot Size Acres: 0.57 acres

Rooms Total: 6

Zoning: residential

County: Eagle

Building Details

Building Area Total: 2498 sq ft

Construction Materials: Frame, Stucco

Sewer: See Remarks

Heating: Baseboard, Natural Gas

Stories: 2

Roof: Metal, See Remarks

Foundation Details: Poured in Place

Floor covering: Tile, Vinyl, Wood

Amenities & Features

Laundry Features: See Remarks

Flooring: Tile, Vinyl, Wood

Utilities: See Remarks

Association Amenities: Clubhouse

Parking Features: Garage

Garage Spaces: 2

WaterSource: Public

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

Interior Features: Fireplace - Gas, Multi-Level, Balcony

Cooling: Central Air

Amenities: Clubhouse

Fees & Taxes

Association Fee Frequency: Annually

Association Fee Includes: Electricity, Gas

Miscellaneous

Attribution Contact: 970-390-4859

Special Listing Conditions: None

Courtesy of

List Office Name: Keller Williams Mtn Properties- Edwards