

\$3,950,000

## EBY CREEK 1794 ROAD, EAGLE, CO, 81631

<https://resortdevelopmentmarketing.com>

La Ranchita on Eby Creek (a.k.a. 1794 Eby Creek Road) is an 8.782 +/- acre 'live water' property in Eagle County, Colorado. La Ranchita includes a 5,559 square foot single-family home with seven bedrooms / eight bathrooms [one of the bedrooms / bathrooms being a lock-off apartment], an upper level living room, a lower level family room, a large 3rd floor flex [crafts] space, a mud room, covered decks, 'the turret', an oversized three vehicle garage, a chicken coop, an enclosed garden & yard [including a greenhouse and 'the-She-Shed'], a horse barn, and a pole barn + shed. Eby Creek [with small pools for trout] runs year-round through the property. The 'Eby Creek' area is one of the most unique, beautiful, private, yet convenient locations in the Vail Valley. La Ranchita on Eby Creek is situated in unincorporated Eagle County [zoned rural residential] but is only 1.8 miles from City Market [Kroger] and 2.3-miles from the Town of Eagle. Other distances include 25-miles to Beaver Creek [skiing], 31-miles to Vail [more skiing], and 8-miles to the Eagle County Regional Airport & Jet Center [EGE]. The La Ranchita offering includes water rights. A custom interactive map of the property and the surrounding area is available upon request. Additional photos are forthcoming.

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



**Brent Rimel**



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 2 baths

**Total rooms:** 16

**Lot size:** 8.78 sq ft

**Subdivision Name:** Kelly Subdivision

**Bathrooms Full:** 2

**Rooms Total:** 16

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 7 beds

**Half baths:** 2 half baths

**Floors:** 3 floors

**Year built:** 1995, 1995

**Agent Full Name:** Brent Rimel

**Lot Size Acres:** 8.78 acres

**Zoning:** Rural Residential

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## Building Details

**Building Area Total:** 5559 sq ft **Construction Materials:** Frame, Metal Siding, Stone, Wood Siding

**Sewer:** Septic Tank

**Heating:** Natural Gas, Radiant Floor

**Current Use:** Horses

**Stories:** 3

**Roof:** Metal

**Foundation Details:** Concrete Perimeter

**Levels:** Three Or More

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

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## Amenities & Features



**Laundry Features:** See Remarks

**Utilities:** Electricity Available, Internet, Natural Gas Available, Phone Available, Satellite, Trash

**Waterfront Features:** Creek

**WaterSource:** Well

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

**Cooling:** Ceiling Fan(s), None

**Flooring:** Carpet, Stone, Tile, Wood

**Parking Features:** Heated Garage, Surface

**Garage Spaces:** 3

**Appliances:** Built-In Gas Oven, Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Water Purifier

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

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## Miscellaneous

**Road Surface Type:** All Year

**Pets Allowed:** Yes

**Listing Terms:** Cash

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton- Bachelor Gulch

