



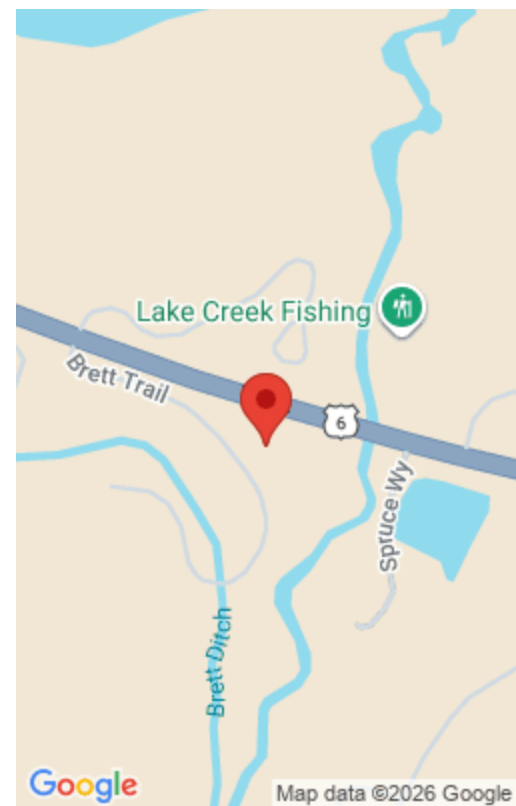
**\$3,300,000**

## **BRETT 186 TRAIL, EDWARDS, CO, 81632**

<https://resortdevelopmentmarketing.com>

Beautiful ranch-style home with a desirable location in the private community of Brett Ranch Estates, neighboring Lake Creek and the HOA fishing pond, just minutes to the shopping and dining of Edwards. Newly refreshed look with new carpet, furnishings, paint throughout, lighting and window coverings. Excellent floor plan features a main-level primary suite, elegant great room with a dry stack stone fireplace, formal dining area, gourmet kitchen and cozy breakfast nook, lower level rec room with wet bar, bonus room, and a heated 3-car garage. This 1.04 acre site is also the 'home' of the historic Brett Ranch cabin, which is one of the oldest surviving buildings along the Eagle River corridor, presenting a special opportunity to own a piece of Eagle County's history and ranching heritage.

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Year built:** 2005, 2005

**Agent Full Name:** Patrice Ringler

**Lot Size Acres:** 1.04 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 2 half baths

**Lot size:** 1.04 sq ft

**Subdivision Name:** Brett Ranch Estates

**Bathrooms Full:** 4

**Zoning:** Residential

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## Building Details

**Building Area Total:** 5166 sq ft

**Construction Materials:** Frame, Stone, Wood Siding

**Heating:** Natural Gas, Radiant

**Stories:** 2

**Roof:** Asphalt

**Foundation Details:** Concrete Perimeter

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

**Basement:** Partially finished

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## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

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

**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Trash, Water Available

**Association Amenities:** See Remarks

**Parking Features:** Attached Garage, Surface

**Garage Spaces:** 3

**WaterSource:** District Water

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

**Interior Features:** Fireplace - Gas, Multi-Level, Patio, Vaulted Ceiling(s), Wired for Cable, Balcony

**Lot Features:** See Remarks

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

**Cooling:** Ceiling Fan(s)

**Amenities:** See Remarks



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## Fees & Taxes

**Association Fee Frequency:** Quarterly **Association Fee Includes:** Common Area Maintenance

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## Miscellaneous

**Special Listing Conditions:** None

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton/Four Seasons

