



**\$1,750,000**

## **EAGLE RANCH 1987 ROAD, EAGLE, CO, 81631**

<https://resortdevelopmentmarketing.com>

Stunning 5-Bedroom Home Backing to Open Space, Trails & Brush Creek  
Welcome to your personal retreat nestled against the serene backdrop of Brush Creek and expansive open space, with miles of trails right outside your door. This beautifully designed 5-bedroom, 4-bath home offers the perfect blend of comfort, privacy, and scenic views — a short bike ride to schools and restaurants. The main floor is designed for easy living and includes a spacious primary suite with a walk-in closet and private bath, a second bedroom that doubles perfectly as a home office, and a convenient laundry room. The heart of the home is the expansive living area, where vaulted ceilings soar above a dramatic floor-to-ceiling river rock fireplace. A stunning two-story wall of windows frames unobstructed views of Castle Peak and fills the space with natural light. Upstairs, you'll find a generous ensuite bedroom with a large walk-in closet, two additional bedrooms with walk-in closets that share a Jack-and-Jill bath, and a cozy den that overlooks the main living area — ideal for reading, homework, or relaxing. Additional highlights include a deep, oversized 2.5-car garage, a charming covered front porch, and a flagstone patio perfect for outdoor entertaining. The mature landscaping features a fenced garden area, offering a private and peaceful oasis. This home combines elegance, functionality, and natural beauty — a rare find in an exceptional setting. The home may be sold furnished and the seller may offer owner financing for qualified buyers.

- 5 beds
- 4 baths
- Single Family Residence
- Residential
- Pending



---

## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Year built:** 2004, 2004

**Agent Full Name:** Rick Beveridge

**Lot Size Acres:** 0.5 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**Lot size:** 0.5 sq ft

**Subdivision Name:** Eagle Ranch

**Bathrooms Full:** 4

**Zoning:** PUD

---

## Building Details

**Building Area Total:** 3696.9 sq ft

**Sewer:** See Remarks

**Current Use:** None

**Roof:** Asphalt

**Levels:** Two

**Parking:** 5

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

**Heating:** Natural Gas, Radiant Floor

**Stories:** 2

**Foundation Details:** Poured in Place

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

---

## Amenities & Features



**Laundry Features:** See Remarks

**Utilities:** Cable Available, Internet, Phone Available, Satellite, Sewer Available, Sewer Connected, Trash, See Remarks

**Parking Features:** Aboveground, Attached Garage, Heated Garage

**Fireplace Features:** Gas

**WaterSource:** Public

**Interior Features:** Fireplace - Gas, Jetted Bath, Patio, Vaulted Ceiling(s), Wired for Cable, See Remarks

**Patio And Porch Features:** Patio

**Amenities:** See Remarks

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** See Remarks

**Waterfront Features:** Creek, See Remarks

**Garage Spaces:** 2

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

**Lot Features:** Landscaped, City Lot, See Remarks

**Cooling:** Ceiling Fan(s)

---

## Fees & Taxes

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

---

## Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** Cash, New Loan, Owner Will Carry

**Special Listing Conditions:** None **Pets Allowed:** Cats OK, Dogs OK

---

## Courtesy of

**List Office Name:** Beveridge Real Estate

