



**\$1,950,000**

## **ANVIL 2 CIRCLE, EDWARDS, CO, 81632**

<https://resortdevelopmentmarketing.com>

Privately located...with views of Arrowhead, this home sits on a peaceful cul-de-sac and lives like a single-family residence. The spacious floor plan features a great room with vaulted ceilings that leads into the dining area. The kitchen opens to a cozy family room, ideal for gathering with family and friends, and extends to a private outdoor patio that backs up to National Forest hiking and biking trails. Just up the hill is the Knob Hill hiking trail/open space, and a dog park. Community amenities include the Sonnenalp Golf Course and Clubhouse, along with a Community Center that offers a fitness center, yoga and Pilates studio, basketball courts, a soccer and multi-sport field, and event space for private functions. Located just minutes from the ski slopes, Edwards Riverwalk shops, and world-class restaurants. The perfect mountain retreat!!

- 4 beds
- 3 baths
- Duplex
- Residential
- Active



---

## **Basics**



**Category:** Residential

**Type:** Duplex

**Status:** Active

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 0 half baths

**Floors:** 2 floors

**Lot size:** 0.19 sq ft

**Year built:** 1998, 1998

**Subdivision Name:** Berry Creek Ranch Filing #4

**Agent Full Name:** Alida Zwaan **Bathrooms Full:** 3

**Lot Size Acres:** 0.19 acres

**Zoning:** duplex

**County:** Eagle

---

## Building Details

**Building Area Total:** 2714 sq ft

**Construction Materials:** Frame, Stucco

**Sewer:** None

**Heating:** Radiant, Radiant Floor

**Stories:** 2

**Roof:** See Remarks

**Foundation Details:** Poured in Place

**Levels:** Two

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

---

## Amenities & Features

**Laundry Features:** See Remarks

**Pool Features:** Outdoor Pool

**Flooring:** Carpet, Tile, Wood

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

**Parking Features:** Attached Garage, Storage

**Fireplace Features:** Gas

**Garage Spaces:** 2

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

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

**Lot Features:** Native Plants, Landscaped

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

**Cooling:** Other



---

## Fees & Taxes

**Association Fee Frequency:** Annually

---

## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Listing Terms:** Cash, New Loan

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

---

## Courtesy of

**List Office Name:** Berkshire Hathaway- Vail Lionshead

