

$2,400,000

COTTAGE 25 CIRCLE, EDWARDS, CO, 81632

https://resortdevelopmentmarketing.com

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



25 Cottage Circle offers a rare opportunity for buyers seeking a low-maintenance, single-family home in an amenity-rich gated community, without sacrificing location or comfort. Whether you're simplifying from a larger home, buying a second residence, or relocating to enjoy the Cordillera lifestyle, this property offers privacy, access, and convenience.Located in the most walkable enclave of Cordillera Ranch, just inside the main gate and at the end of a cul-de-sac, it's steps from the Mountain Course Clubhouse, TimberHearth restaurant, and miles of private trails. It's also ideally located, less than 15 minutes to Beaver Creek via Arrowhead, 10 minutes to Edwards, and 25 minutes to Vail. Offered with furniture to make it easy to enjoy from day one, the home features an open layout with vaulted ceilings, hardwood floors, and large windows on the main level, which includes one primary suite. A wraparound deck nestled among the trees offers shaded privacy and mountain views, while the living room's grand stone hearth flows naturally into the kitchen with bar seating—perfect for everyday living or entertaining. A second primary suite upstairs is complemented by two additional upstairs guest bedrooms, each with its own en-suite bath. The lower-level family room includes a built-in bar and gas fireplace. A 5th bedroom could easily be added by enclosing a portion of this level, which already includes a full bath and closet, while still retaining a beautiful family room. A new DaVinci roof was installed over the summer. The HOA manages exterior maintenance, snow removal, and landscaping, ideal for full-time or lock-and-leave use. As a Cordillera property owner, you'll enjoy access to the Trailhead pool and kids' clubhouse, athletic center with tennis and pickleball, the Dave Pelz Short Course, miles of private trails, stocked fishing waters, RV and trailer storage, dog park, Post Office, and community programming. Contact your agent today to get additional details such as property website, Frequently Asked Questions, features, amenities, Rental Proformas, expenses etcetera.

Malia Nobrega

Basics

Category: Residential
Type: Single Family Residence
Status: Active
Bedrooms: 4 beds
Bathrooms: 5 baths
Half baths: 1 half bath
Floors: 3 floors
Lot size: 0.17 sq ft
Year built: 1996, 1996
Subdivision Name: Cordillera F14 - Club Cottages
Agent Full Name: Malia Nobrega
Bathrooms Full: 5
Lot Size Acres: 0.17 acres
Zoning: 1112 - SINGLE FAM.RES.-LAND
County: Eagle

Building Details

Building Area Total: 3458 sq ft
Construction Materials: Stone, Wood Siding
Heating: Baseboard, Natural Gas
Stories: 3
Roof: Synthetic
Foundation Details: Poured in Place
Levels: Three Or More
Floor covering: Carpet, Tile, Wood

Amenities & Features

Laundry Features: Gas Dryer Hookup, Washer Hookup

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

Parking Features: Heated Garage

Garage Spaces: 2

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

Lot Features: Golf Course, See Remarks

Cooling: None

Flooring: Carpet, Tile, Wood

Association Amenities: Fitness Center, Pool, Racquetball, Shuttle Service, Spa/Hot Tub, Tennis Court(s)

Fireplace Features: Gas

WaterSource: District Water

Interior Features: Fireplace - Gas, Jetted Bath, Multi-Level, Patio, Vaulted Ceiling(s), Balcony

Patio And Porch Features: Deck

Amenities: Fitness Center, Pool, Racquetball, Shuttle Service, Spa/Hot Tub, Tennis Court(s)

Fees & Taxes

Association Fee Frequency: Quarterly

Association Fee Includes: Common Area Maintenance, Snow Removal, Trash

Miscellaneous

Attribution Contact: (970) 977-1041

Pets Allowed: Yes

Courtesy of

List Office Name: LIV Sotheby's Int. Realty-Vail Mountain Haus