



\$2,400,000

COTTAGE 25 CIRCLE, EDWARDS, CO, 81632

<https://resortdevelopmentmarketing.com>

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 ensuite 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.

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



Malia Nobrega



Basics

Category: Residential

Status: Active

Bathrooms: 5 baths

Floors: 3 floors

Year built: 1996, 1996

Agent Full Name: Malia Nobrega

Lot Size Acres: 0.17 acres

County: Eagle

Type: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size: 0.17 sq ft

Subdivision Name: Cordillera F14 - Club Cottages

Bathrooms Full: 5

Zoning: 1112 - SINGLE FAM.RES.-LAND

Building Details

Building Area Total: 3458 sq ft

Heating: Baseboard, Natural Gas

Roof: Synthetic

Levels: Three Or More

Construction Materials: Stone, Wood Siding

Stories: 3

Foundation Details: Poured in Place

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

