



\$999,000

## EDWARDS VILLAGE 288 BOULEVARD, EDWARDS, CO, 81632

<https://resortdevelopmentmarketing.com>

Just steps from everything Edwards has to offer, this distinctive Terrace Ridge townhome blends light-filled interiors, versatile living space, and inviting outdoor areas. This Terrace Ridge unit featuring soaring vaulted ceilings, it feels especially spacious and bright. Step outside to a charming flagstone patio overlooking the valley—perfect for morning coffee or evening relaxation. Upstairs, the generous primary suite offers a private retreat with an ensuite bath and an oversized walk-in closet. The lower level can serve as a third bedroom, media room, or bonus living area, with a cozy nook beneath the stairs ideal for storage or a creative reading corner. Bonus: The roof was just replaced in June 2025! Offered in as-is condition and priced to sell, this home is ideal for someone looking to remodel and make it their own mountain retreat. Enjoy unparalleled convenience with a short stroll to Yeti's, Hovey & Harrison, or The Drunken Goat for coffee, brunch, or happy hour. Plus, as a Homestead resident, you'll have access to the coveted Homestead Court Club and its exceptional amenities.

- 2 beds
- 3 baths
- Townhouse
- Residential
- Active



**Rebecca Wydra**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Year built:** 1997, 1997

**Agent Full Name:** Rebecca Wydra

**Lot Size Acres:** 0.1 acres

**County:** Eagle

**Type:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Lot size:** 0.1 sq ft

**Subdivision Name:** Terrace Ridge Th

**Bathrooms Full:** 3

**Zoning:** Residential

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## Building Details

**Building Area Total:** 2125 sq ft

**Heating:** Forced Air

**Foundation Details:** Concrete Perimeter

**Basement:** Partially finished

**Construction Materials:** Frame, Wood Siding

**Stories:** 3

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

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## Amenities & Features



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

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

**Parking Features:** Attached Garage

**WaterSource:** District Water

**Interior Features:** Fireplace - Gas, Patio, Vaulted Ceiling(s)

**Patio And Porch Features:** Patio

**Amenities:** Clubhouse, Fitness Center, Front Desk, Pool, Racquetball, Spa/Hot Tub, Tennis Court(s)

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** Clubhouse, Fitness Center, Front Desk, Pool, Racquetball, Spa/Hot Tub, Tennis Court(s)

**Garage Spaces:** 1

**Appliances:** Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Range, Washer/Dryer

**Lot Features:** City Lot

**Cooling:** Ceiling Fan(s), Window Unit(s)

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## Fees & Taxes

**Association Fee Frequency:** Monthly

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

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## Miscellaneous

**Road Surface Type:** All Year

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

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## Courtesy of

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

