



**\$608,000**

## MAIN 295, EDWARDS, CO, 81632

<https://resortdevelopmentmarketing.com>

This very spacious 1 bedroom 1 bath Condo in the heart of Riverwalk. Located on the second floor far east corner in the highly demanded Ruby Building. This unit is a very well appointed condo with all new appliances, great closet spaces and open layout. Huge views to the south and very large outdoor deck that one can enter either from the living room or bedroom. Fantastic short term rentals allowed or live in luxury full time. The Ruby building also has private elevator or stair access to ensure safety and privacy, and two underground parking spots. Boutique shopping, movie theater, grocery, fine dining restaurants and Eagle River bike path are all just steps away . This is a fantastic opportunity to enjoy urban living in the mountainous Vail Valley.

- 1 bed
- 0 baths
- Condominium
- Residential
- Active



**Susan Bird**



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## Basics

**Category:** Residential      **Type:** Condominium  
**Status:** Active      **Bedrooms:** 1 bed  
**Bathrooms:** 0 baths      **Half baths:** 0 half baths  
**Floors:** 3 floors      **Lot size:** 0.05 sq ft  
**Year built:** 2006, 2006      **Subdivision Name:** Riverwalk At Edwards Ruby Condos  
**Agent Full Name:** Susan Bird      **Lot Size Acres:** 0.05 acres  
**Zoning:** Multi Family      **County:** Eagle

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## Building Details

**Building Area Total:** 1113 sq ft      **Construction Materials:** Frame, Steel Siding, Stone, Stucco  
**Sewer:** Other      **Heating:** Central, Forced Air, Natural Gas  
**Stories:** 3      **Roof:** Tar & Gravel  
**Foundation Details:** Poured in Place      **Levels:** One  
**Floor covering:** Stone, Tile, Wood      **Parking:** 2

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## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Gas Dryer Hookup, Washer Hookup      **Flooring:** Stone, Tile, Wood  
**Utilities:** Cable Available, Electricity Available, Internet, Natural Gas Available, Phone Available, Sewer Connected, Snow Removal, Trash, Water Available      **Parking Features:** Aboveground, Unassigned, Underground  
**Fireplace Features:** Gas      **WaterSource:** District Water  
**Appliances:** Built-In Electric Oven, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Range Hood, Refrigerator, Washer      **Interior Features:** Elevator, Fireplace - Gas, Vaulted Ceiling(s), Wired for Cable, Balcony  
**Lot Features:** Near Public Transit, City Lot      **Patio And Porch Features:** Patio  
**Cooling:** Ceiling Fan(s), Central Air, Gas



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## Fees & Taxes

**Association Fee**  
**Frequency:** Monthly

**Association Fee Includes:** Common Area Maintenance, Gas, Heat, Insurance, Management, Sewer, Snow Removal, Trash, Water

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## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** Cash, New Loan

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

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## Courtesy of

**List Office Name:** Mountain West Real Estate

