



\$785,000

## HWY 6 34999, EDWARDS, CO, 81632

<https://resortdevelopmentmarketing.com>

Effortless single-level living meets modern mountain style in this beautifully updated two-bedroom residence at The Reserve in Edwards. Thoughtfully designed for both comfort and connection, this 925-square-foot home offers an open-concept layout filled with natural light from expansive windows and sliding glass doors. The living area centers around a striking floor-to-ceiling tiled wood-burning fireplace, complementing the newer flooring and fresh, contemporary finishes. Step outside to your private patio oasis, a newly sanded and stained patio, where the tranquil sounds of the Eagle River create an unmatched sense of serenity and privacy. The residence features updated windows and doors, modern recessed lighting, refreshed appliances, solid surface countertops, updated cabinets and a cohesive flow that enhances both everyday living and entertaining. Perfectly situated within The Reserve — one of the Vail Valley's few communities offering a summer outdoor pool — residents enjoy easy access to the free bus line, the close proximity to Arrowhead, Beaver Creek, and Vail, the vibrant Riverwalk district just a short stroll away, with its boutique shops, restaurants, and movie theater. Scenic bike and walking trails connect directly behind the property, offering year-round access to the best of mountain living. With its ideal location, inviting single-level design, and calm riverside ambiance, this residence captures the essence of effortless Colorado living at The Reserve.

- 2 beds
- 2 baths
- Condominium
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Year built:** 1980, 1980

**Agent Full Name:** Paige Shonk

**Lot Size Acres:** 0 acres

**County:** Eagle

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size:** 0 sq ft

**Subdivision Name:** The Reserve

**Bathrooms Full:** 2

**Zoning:** residential

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## Building Details

**Building Area Total:** 925 sq ft

**Heating:** Baseboard, Electric

**Roof:** Asphalt

**Floor covering:** Laminate, Tile

**Construction Materials:** Frame, Wood Siding

**Stories:** 1

**Foundation Details:** Poured in Place

**Parking:** 2

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## Amenities & Features

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

**Utilities:** Cable Available, Snow Removal, Trash, Water Available

**Waterfront Features:** River Front

**Appliances:** Built-In Electric Oven, Disposal, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Washer/Dryer

**Cooling:** Ceiling Fan(s)

**Flooring:** Laminate, Tile

**Parking Features:** Surface

**Fireplace Features:** Wood Burning

**Interior Features:** Patio, Wired for Cable

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## Fees & Taxes



**Association Fee Frequency:** Monthly

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## Miscellaneous

**Attribution Contact:** 720.272.9749

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## Courtesy of

**List Office Name:** LIV Sotheby's Int Realty Beaver Creek Village

