



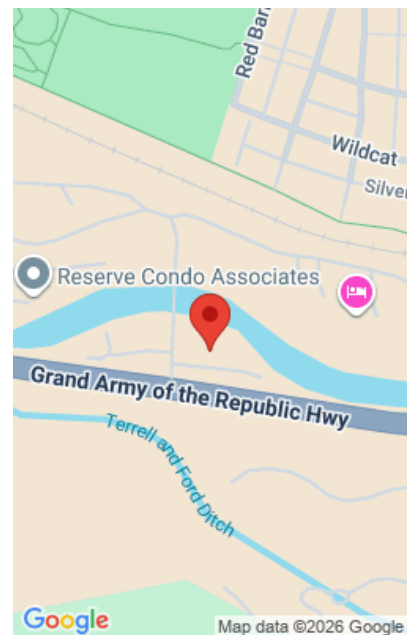
**\$5,250,000**

## **HWY 6 35021, EDWARDS, CO, 81632**

<https://resortdevelopmentmarketing.com>

A one-of-a-kind Single Family investment opportunity on the banks of the Eagle River in Edwards, Colorado, this property combines rare rental potential with unbeatable riverfront living. Offering four separate residences within a single-family home, it presents a unique chance to generate income while enjoying a private primary residence. The current rent roll includes a one-bedroom/one-bath unit at \$2,500 per month (\$30,000 annually), a two-bedroom/one-bath unit at \$3,800 per month (\$45,600 annually), and a three-bedroom/two-bath unit at \$5,000 per month (\$60,000 annually). The four-bedroom/three-bath primary residence is currently owner-occupied but could command strong cash flow in an area where opportunities like this are rare. The location is just as valuable as the income. Positioned at the corner of Highway 6 and Reserve Road, the home is minutes from Beaver Creek ski resort, within walking distance to Edwards and Battle Mountain High School, Freedom Park soccer fields, and Riverwalk's shops, restaurants, and entertainment. ECO Bus pickup sits just across the highway, making transportation easy and convenient. Privately set along the Eagle River, the property offers multiple large decks with expansive views, direct river access, and a riverside patio with outdoor fire pit. Natural river rock coves provide the perfect spot to cool off on summer days, while a recently updated backyard enhances its year-round appeal. With its unique blend of strong rental income, private riverfront amenities, and central Edwards location, this is a truly rare offering that pairs lifestyle and investment in one remarkable property.

- 10 beds
- 7 baths
- Single Family Residence
- Residential
- Active



**Chadd Ziegler**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 7 baths

**Floors:** 3 floors

**Year built:** 2001, 2001

**Agent Full Name:** Chadd Ziegler

**Lot Size Acres:** 0.59 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 10 beds

**Half baths:** 0 half baths

**Lot size:** 0.59 sq ft

**Subdivision Name:** Other

**Bathrooms Full:** 7

**Zoning:** Residential

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## Building Details

**Building Area Total:** 8467 sq ft

**Construction Materials:** Frame, Stone, Stucco, Wood Siding

**Heating:** Radiant, Radiant Floor

**Current Use:** None

**Stories:** 3

**Roof:** Asphalt, See Remarks

**Foundation Details:** Poured in Place

**Levels:** Three Or More

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

**Basement:** Finished

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## Amenities & Features



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

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

**Waterfront Features:** Creek, River Front, See Remarks

**Garage Spaces:** 2

**Appliances:** Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer, Washer/Dryer

**Lot Features:** Near Public Transit, See Remarks

**Cooling:** Ceiling Fan(s), None

**Flooring:** Carpet, Tile, Wood

**Parking Features:** Attached Garage, Surface

**Fireplace Features:** Gas

**WaterSource:** Public, Well

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

**Patio And Porch Features:** Deck, Patio

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Listing Terms:** New Loan

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

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## Courtesy of

**List Office Name:** Christiania Realty, Inc.

