



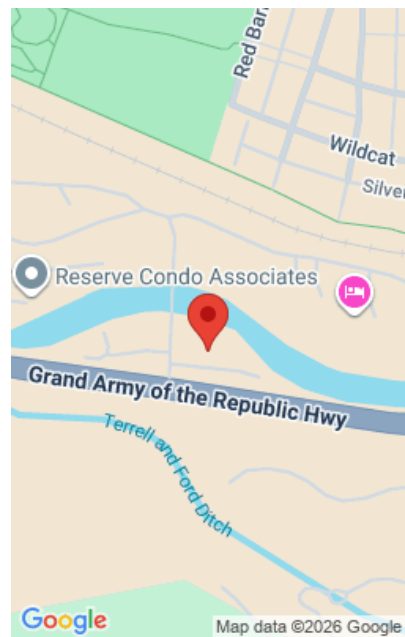
\$5,250,000

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



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

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

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

Miscellaneous

Road Surface Type: All Year

Special Listing Conditions: None

Listing Terms: New Loan

Pets Allowed: Cats OK, Dogs OK, Yes

Courtesy of

List Office Name: Christiania Realty, Inc.

