

$2,894,000

SAWMILL 53 CIRCLE, EAGLE, CO, 81631

https://resortdevelopmentmarketing.com

- 5 beds
- 4 baths
- Single Family Residence
- Residential
- Active

Stunning New Construction on the Golf Course in Eagle Ranch. Welcome to a beautifully designed home situated on one of Eagle Ranch's most beloved streets, offering commanding northern views of Castle Peak and direct golf course frontage. This thoughtfully crafted residence blends timeless architecture with modern functionality in a setting that captures the heart of this sought-after community. The main level is highlighted by a grand vaulted great room and an open-concept kitchen that flows effortlessly to the flat, landscaped backyard—perfect for entertaining or relaxing in the fresh mountain air. Also on this level is a spacious primary suite, a private office, and a charming covered front porch that invites you to slow down and enjoy the peaceful neighborhood surroundings. Upstairs features three generous secondary bedrooms and two full bathrooms, offering space and comfort for family and guests. A standout feature is the private accessory dwelling unit with its own entrance—a 1-bedroom apartment ideal for extended family, guests, or as a revenue-producing rental. Other highlights include an oversized two-car garage, a lower-level family room, and air-conditioning for year-round comfort. Eagle Ranch is known for its small-town charm, miles of hiking and biking trails, and community events, all just 10 minutes from the Eagle County Regional Airport and less than 40 minutes from the world-class ski resorts of Vail and Beaver Creek. This home offers the perfect balance of convenience and mountain lifestyle. Move in ready!



Kimberly Fritzler

Basics

Category: Residential

Type: Single Family Residence

Status: Active

Bedrooms: 5 beds

Bathrooms: 4 baths

Half baths: 1 half bath

Floors: 3 floors

Lot size: 0.37 sq ft

Subdivision Name: Eagle Ranch

Agent Full Name: Kimberly Fritzler

Bathrooms Full: 4

Lot Size Acres: 0.37 acres

Zoning: R-1000

County: Eagle

Building Details

Building Area Total: 4687 sq ft

Construction Materials: Frame, Wood Siding

Heating: Forced Air

Stories: 3

Roof: Asphalt, Metal

Foundation Details: Poured in Place

Levels: Three Or More

Floor covering: Carpet, Simulated Wood, Tile

Amenities & Features

Laundry Features: Gas Dryer Hookup, Washer Hookup

Flooring: Carpet, Simulated Wood, Tile

Utilities: Cable Available, Electricity Available, Internet, Natural Gas Available, Phone Available, Propane, Sewer Available, Sewer Connected, Trash, Water Available

Parking Features: Attached Garage

Fireplace Features: Gas

Garage Spaces: 2

WaterSource: Public

Appliances: Built-In Electric Oven, Cooktop, Disposal, Microwave, Refrigerator

Interior Features: Fireplace - Gas, Multi-Level, Patio, Primary Downstairs, Vaulted Ceiling(s), Wired for Cable, Balcony

Lot Features: Golf Course

Patio And Porch Features: Patio

Cooling: Ceiling Fan(s), Central Air

Fees & Taxes

Association Fee Frequency: Annually

Association Fee Includes: Management

Miscellaneous

Road Surface Type: All Year

Listing Terms: 1031 Exchange, Cash, New Loan

Special Listing Conditions: None

Pets Allowed: Yes

Courtesy of

List Office Name: Slifer Smith & Frampton - Eagle