



**\$4,450,000**

## **CHAROLAIS 555 CIRCLE, EDWARDS, CO, 81632**

<https://resortdevelopmentmarketing.com>

Private mountain retreat with sweeping views of the mountains, a ski area, & park with a pond. Next to the Mesquite Trail with the BLM mountains to the North. An exceptionally quiet and private property with professionally landscaped gardens & mature trees. Patio area to add hot tub. The main level has an open sunlit floor plan with cathedral ceilings in every room. On this level: Entry, living room, expanded kitchen & bar area, dining area, study, master ensuite bedroom, expansive laundry room with storage cupboards, & mudroom. Each area opens to a deck or the garden patio providing an exit from every room in the house. Radiant floor heating. Wood, stone & carpet floors. Sun blocking shades in all areas. AC in all bedrooms and hearth area with additional ceiling fans. Chef designed kitchen: granite wraparound countertops with 4 cooking areas, double sink with professional disposal, instant hot & cold water, 2 dishwashers, expanded bar area with sink and disposal. A Wolf 5 burner cooktop & pot filler & a 2 burner Gaggenau cooking station facing the counter seating area. Convection oven, Advantium oven & microwave (speed cook technology), & warming drawer. Exceptional number of cabinets, drawers, wine & liqueur cabinets, storage. A walk-in pantry. The dining area seats 12+ and has extra lighting for art. The living room & hearth area have stone, gas fireplaces. The living room with expansive views to the South exits to the front deck. The Study has built in shelving & drawers & could easily be converted into a nursery or guest room. Master bedroom: a fireplace, large windows East & South, glass slider exits to front deck. Walk-in closet and large bathroom: double sinks, 2-person tub & steam shower. Upper level: 3 bedrooms - 1 ensuite. Deck & stairs to garden. Lower level: family room, exercise area, 5th bedroom & bathroom, small patio. This can be made into a lock off. Heated oversized 3 car garage with h/c running water, work bench. Expansive walk-in crawl space.

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



**Laura K Lynn**



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## Basics

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 5 beds

**Bathrooms:** 3 baths

**Half baths:** 1 half bath

**Floors:** 2 floors

**Lot size:** 0.41 sq ft

**Year built:** 2002, 2002

**Subdivision Name:** Berry Creek Ranch (Final Plat)

**Agent Full Name:** Laura K Lynn

**Bathrooms Full:** 3

**Lot Size Acres:** 0.41 acres

**Zoning:** RES

**County:** Eagle

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## Building Details

**Building Area Total:** 6189 sq ft

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

**Heating:** Natural Gas, Radiant, Radiant Floor

**Stories:** 2

**Roof:** Metal, Shake

**Foundation Details:** Concrete Perimeter, Poured in Place

**Levels:** Three Or More

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

**Basement:** Finished

**Parking:** 6

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## Amenities & Features



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

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

**Fencing:** Partial

**Waterfront Features:** See Remarks

**Garage Spaces:** 3

**Appliances:** Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Warming Drawer, Washer/Dryer, Water Purifier

**Lot Features:** Landscaped

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

**Amenities:** Clubhouse

**Flooring:** Carpet, Stone, Wood

**Association Amenities:** Clubhouse

**Parking Features:** Attached Garage, Heated Garage, Storage, Surface

**Fireplace Features:** Gas

**WaterSource:** Public

**Interior Features:** Fireplace - Gas, Jetted Bath, Multi-Level, Patio, Primary Downstairs, Vaulted Ceiling(s), WaterSense Fixture(s), Wired for Cable, Balcony, Steam Shower

**Window Features:** Storm Window(s)

**Cooling:** Ceiling Fan(s), Wall Unit(s)

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## Fees & Taxes

**Association Fee Frequency:** Annually **Association Fee Includes:** Common Area Maintenance

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## Miscellaneous

**Road Surface Type:** All Year, Paved

**Listing Terms:** Cash, New Loan

**Pets Allowed:** Yes

**Attribution Contact:** 970-904-7835

**Special Listing Conditions:** None

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## Courtesy of

**List Office Name:** Keller Williams Mtn Properties- Edwards

