

$959,000

LYNX 62 CIRCLE, GYPSUM, CO, 81637

https://resortdevelopmentmarketing.com

- 3 beds
- 3 baths
- Duplex
- Residential
- Active

62 Lynx Circle sits in a great location overlooking the creek and the 12th hole of the Gypsum Creek Golf Course. A westerly-facing deck takes full advantage of the views and evening light. The main level offers an open layout with vaulted ceilings and a gas fireplace in the living room. The kitchen features stone countertops, stainless appliances, and a large pantry behind a barn door accent. Also on this level is a spacious primary suite with a walk-in closet and five-piece bath, plus a dedicated office that works well for remote work or creative space. Upstairs are two comfortable bedrooms and a full bath. The lower level is made for fun—a large recreation room offers plenty of space to watch the big game, host friends, or play your favorite bar games. There's also a wet bar, a full bathroom, and approximately 400± square feet of unfinished space for storage or future finishing. Additional features include a 2-car garage, air-conditioning and low HOA dues. Residents of Cotton Ranch enjoy access to the Gypsum Creek Golf Course, tennis and pickleball courts, and a community pool. The location is convenient to the Eagle Airport, Vail and Beaver Creek ski areas, and Glenwood Springs. Outdoor recreation—hiking, biking, golf, fishing, and river fun—is right out the door.



Kimberly Fritzler

Basics

Category: Residential
Type: Duplex
Status: Active
Bedrooms: 3 beds
Bathrooms: 3 baths
Half baths: 1 half bath
Floors: 3 floors
Lot size: 0.05 sq ft
Year built: 2019, 2019
Subdivision Name: The Villas at Cotton Ranch
Agent Full Name: Kimberly Fritzler
Bathrooms Full: 3
Lot Size Acres: 0.05 acres
Zoning: Multi-Family
County: Eagle

Building Details

Building Area Total: 3218 sq ft
Construction Materials: Frame, Stone, Stucco
Sewer: See Remarks
Heating: Central, Natural Gas
Stories: 3
Roof: Asphalt
Foundation Details: Poured in Place
Levels: Three Or More
Floor covering: Carpet, Vinyl
Basement: Partially finished
Parking: 5

Amenities & Features

Laundry Features: Electric Dryer Hookup, Washer Hookup, See Remarks

Flooring: Carpet, Vinyl

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

Parking Features: Attached Garage, Garage, Parking Lot, Surface

Fireplace Features: Gas

Garage Spaces: 2

WaterSource: Public

Appliances: Built-In Gas Oven, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator

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

Cooling: Central Air

Fees & Taxes

Association Fee Frequency: Monthly

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