



\$959,000

LYNX 62 CIRCLE, GYPSUM, CO, 81637

<https://resortdevelopmentmarketing.com>

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.

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



Kimberly Fritzier



Basics

Category: Residential

Status: Active

Bathrooms: 3 baths

Floors: 3 floors

Year built: 2019, 2019

Agent Full Name: Kimberly Fritzler

Lot Size Acres: 0.05 acres

County: Eagle

Type: Duplex

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size: 0.05 sq ft

Subdivision Name: The Villas at Cotton Ranch

Bathrooms Full: 3

Zoning: Multi-Family

Building Details

Building Area Total: 3218 sq ft

Sewer: See Remarks

Stories: 3

Foundation Details: Poured in Place

Floor covering: Carpet, Vinyl

Parking: 5

Construction Materials: Frame, Stone, Stucco

Heating: Central, Natural Gas

Roof: Asphalt

Levels: Three Or More

Basement: Partially finished

Amenities & Features



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

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

Fireplace Features: Gas

WaterSource: Public

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

Flooring: Carpet, Vinyl

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

Garage Spaces: 2

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

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

