



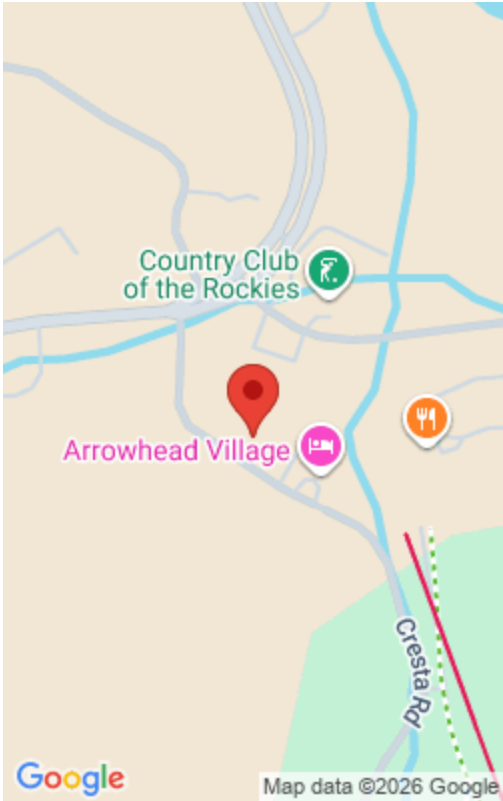
**\$1,995,000**

**CRESTA 74 ROAD, EDWARDS, CO, 81632**

<https://resortdevelopmentmarketing.com>

Aspenwood Lodge 306 is an elegantly renovated top-floor penthouse, ideally positioned just steps from the Arrowbahn chairlift. Enhanced with significant upgrades—including an expanded loft that serves beautifully as a third bedroom—this residence offers refined mountain living in a serene, private setting. Enjoy premium Arrowhead amenities, from the swimming pool to the hot tubs, all while being moments away from the upscale shops and dining of Edwards and Avon.

- 2 beds
- 1 bath
- Condominium
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Floors:** 4 floors

**Year built:** 1998, 1998

**Agent Full Name:** Chris Ball

**Lot Size Acres:** 0.02 acres

**County:** Eagle

**Type:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size:** 0.02 sq ft

**Subdivision Name:** Aspenwood Lodge

**Bathrooms Full:** 1

**Zoning:** multi-family

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## Building Details

**Building Area Total:** 1488 sq ft

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

**Heating:** Natural Gas, Radiant Floor

**Stories:** 4

**Roof:** Synthetic

**Foundation Details:** Poured in Place

**Levels:** Three Or More

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

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## Amenities & Features



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

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** See Remarks

**Fireplace Features:** Gas

**WaterSource:** District Water

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

**Patio And Porch Features:** Deck

**Amenities:** See Remarks

**Pool Features:** Outdoor Pool

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

**Parking Features:** Heated Garage, Storage, Unassigned

**Garage Spaces:** 1

**Appliances:** Dishwasher, Disposal, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer

**Lot Features:** Near Public Transit, See Remarks

**Cooling:** Ceiling Fan(s)

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## Fees & Taxes

**Association Fee Frequency:** Quarterly **Association Fee Includes:** Cable TV, Electricity, Gas, Management, Security, Sewer, Snow Removal, Trash, Water

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Listing Terms:** Cash, New Loan

**Pets Allowed:** Cats OK, Dogs OK

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton- Lionshead

