



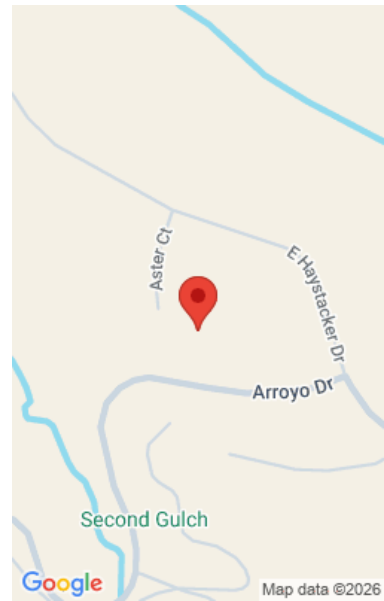
**\$2,195,000**

## **ASTER 75 COURT, EAGLE, CO, 81631**

<https://resortdevelopmentmarketing.com>

This home offers a highly functional layout with the primary living spaces located on the main level, allowing the primary resident to enjoy day-to-day living on a single floor. Situated at the end of a quiet cul-de-sac in the prestigious Highlands neighborhood of Eagle Ranch, this well-maintained single-family home offers the perfect blend of privacy, space, and versatility. Set on a generous .74-acre site, the property includes 4 bedrooms in the main home plus a fully equipped 1-bedroom accessory dwelling unit (ADU), ideal for guests, multi-generational living, or rental income. The main level features a spacious, open layout with vaulted ceilings and an oversized primary suite complete with fireplace, a spa-inspired bath offering a soaking tub, walk-in shower, and walk in closet with ample storage. Upstairs, you'll find three additional bedrooms and a unique loft office accessed by ladder, providing additional flexibility. Two of the bedrooms share a Jack-and-Jill bath, while the third includes its own bath and private deck. The oversized 3+ car garage provides abundant storage and workspace, including a built-in workbench and room for gear. Outdoor living is enhanced by expansive decks, a private fenced side yard, a flagstone patio with a hot tub, and mature landscaping. The spacious ADU includes a full kitchen, outdoor deck, bath, and its own washer and dryer—well-suited for longer stays or independent living. This home lives entirely above grade, ensuring bright and comfortable spaces throughout. The neighborhood pocket park is located just across the street, with direct access to the community's paved recreation trail. Eagle Ranch offers a master-planned environment featuring an Arnold Palmer Signature Design Golf Course, fly-fishing along Brush Creek, and proximate access to public lands. Conveniently located minutes from the Vail-Eagle Airport and within easy reach of Vail and Beaver Creek ski areas. A tremendous value and opportunity.

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



**Marla Hillerich**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Year built:** 2007, 2007

**Agent Full Name:** Marla Hillerich

**Lot Size Acres:** 0.73 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Lot size:** 0.73 sq ft

**Subdivision Name:** Eagle Ranch

**Bathrooms Full:** 4

**Zoning:** SF

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## Building Details

**Building Area Total:** 4693 sq ft **Construction Materials:** Frame, Cement Siding, Stucco

**Heating:** Forced Air, Natural Gas **Stories:** 2

**Roof:** Asphalt, Metal

**Foundation Details:** Poured in Place

**Levels:** Two

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

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## Amenities & Features

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

**Flooring:** Carpet, Tile, Wood

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

**Fencing:** Partial

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

**Fireplace Features:** Gas

**Garage Spaces:** 3

**WaterSource:** Public

**Appliances:** Built-In Electric Oven, Microwave, Range, Refrigerator, Washer/Dryer

**Interior Features:** Fireplace - Gas, Patio, Primary Downstairs, Spa/Hot Tub, Vaulted Ceiling(s), Balcony

**Lot Features:** Native Plants, Landscaped

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

**Cooling:** Ceiling Fan(s), Other



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## Fees & Taxes

**Association Fee Frequency:** Annually

**Association Fee Includes:** See Remarks

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## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** Cash, See Remarks

**Special Listing Conditions:** None

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Berkshire Hathaway-Villa M.

