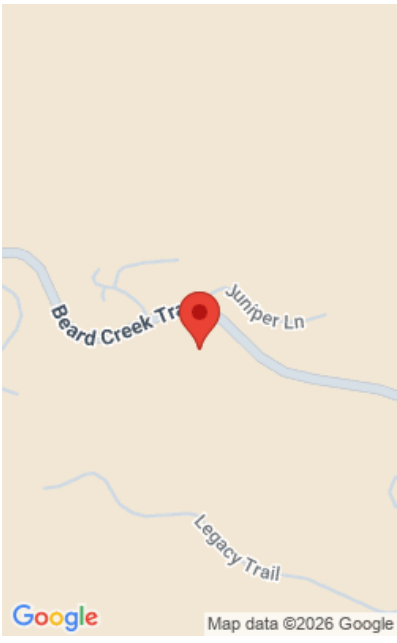


$8,250,000

## BEARD CREEK 802 TRAIL, EDWARDS, CO, 81632

https://resortdevelopmentmarketing.com

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




Just minutes from downtown Edwards, Beaver Creek, and Vail, this light-filled five-bedroom residence is perfectly positioned on a large private lot within the exclusive Cordillera Valley Club, centered on breathtaking southern views of the Sawatch Range. The expansive main level is designed for effortless entertaining and relaxed luxury, featuring a grand stone fireplace, elegant dining area, inviting hearth room, and an exquisitely appointed chef's kitchen illuminated by designer light fixtures that capture an interior decorator's dream. The spacious main-floor primary suite offers a true retreat, with soaring ceilings, a sleek modern fireplace, and a luxuriously finished bathroom. A state-of-the-art cedar closet system includes bespoke wristwatch storage, while a private patio with hot tub invites moments of quiet relaxation under the stars. Function meets sophistication in the three-bay garage, which flows seamlessly into a smartly designed mudroom with abundant storage, a well-equipped laundry room, and an elegant powder room. Outdoor living is equally inspired. Dine on the shaded deck after preparing a meal on the built-in grill, or unwind beside the stylish fire pit surrounded by mountain air and views. Descend to a private, tree-lined patio for sun-soaked afternoons on chaise lounges overlooking Finnegan's Peak and the majestic Sawatch Range. Upstairs, a large office with custom built-in shelving offers an ideal setting for work or study, while an additional bedroom suite provides a private space for guests with room for a cozy sitting area. The lower level is an entertainer's delight, featuring three ensuite bedrooms centered around a spacious family room complete with bar and wine cellar. Down the hall, an expansive game room with lofty ceilings offers endless possibilities, whether it's family gatherings, creative projects, or friendly games of pool, foosball or ping pong. A large storage closet with multiple built-ins offers room for

## Basics

**Category:** Residential
**Type:** Single Family Residence
**Status:** Active
**Bedrooms: 5** beds
**Bathrooms: 2** baths
**Half baths: 2** half baths
**Floors: 3** floors
**Lot size: 0.89** sq ft
**Year built:** 2007, 2007
**Subdivision Name:** Cordillera Valley Club F1
**Agent Full Name:** David Adkins
**Bathrooms Full:** 2
**Lot Size Acres: 0.89** acres
**Zoning:** Residential
**County:** Eagle

## Building Details

**Building Area Total: 7524** sq ft
**Construction Materials:** Frame, Stone, Wood Siding
**Heating:** Forced Air, Radiant Floor
**Stories:** 3
**Roof:** Synthetic
**Foundation Details:** Poured in Place
**Levels:** Three Or More
**Floor covering:** Carpet, Tile, Wood

## Amenities & Features

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

**Pool Features:** Outdoor Pool

**Flooring:** Carpet, Tile, Wood

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

**Association Amenities:** Clubhouse, Fitness Center, Front Desk, Pool, Spa/Hot Tub

**Parking Features:** Heated Garage

**Fireplace Features:** Gas

**Garage Spaces:** 3

**WaterSource:** District Water

**Appliances:** Built-In Gas Oven, Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

**Interior Features:** Elevator, Fireplace - Gas, Jetted Bath, Multi-Level, Patio, Spa/Hot Tub, Vaulted Ceiling(s), Balcony, Steam Shower

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

**Cooling:** Central Air

**Amenities:** Clubhouse, Fitness Center, Front Desk, Pool, Spa/Hot Tub

## Fees & Taxes

**Association Fee Frequency:** Annually

**Association Fee Includes:** Common Area Maintenance, Management, Security, Snow Removal

## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** Cash, New Loan

**Special Listing Conditions:** None

**Pets Allowed:** Yes

## Courtesy of

**List Office Name:** Compass