

83 Red Tail Ridge

The Ranch at Cordillera | Edwards

<https://www.83RedTail.com/mls/87272966>

Property and Community Features

Located within the Ranch at Cordillera with views of the Gore Range, Bellyache Ridge and Red and White Mountain.

LOT

- Acres – 1.06
- Bordering Cordillera Metropolitan District Open Space to the West and North and East(across street)

WHOLE HOUSE

- In-floor radiant heat throughout. Including the primary suite shower floor and garage
- Air-conditioning on main level, top level and lower-level hallway
 - High-velocity system that can also be used as a supplemental heat-source
- Energy Recovery Ventilator(ERV)
- Jeldwin custom windows and doors
 - Three(3) – 6.5' wide x 8.7' height sliding doors
- 7.5" and 9.9" wide plank Arrigoni European rustic White-Oak hardwood floors
 - Installed throughout most of the main living area including the primary suite bedroom and closet
 - Installed on floating staircase, upstairs hallway and office
 - Installed on lower stairs, hallway and lower-level family room
- Kohler Plumbing fixtures
- Insulation
 - Combination of closed cell spray foam and batt insulation
 - All Exterior Walls
 - All interior walls and ceilings insulated for sound and better energy performance.

GREAT ROOM

- Fireplace – Heat N Glo True 42” IFT-TG
- Stone Veneer – installed on fireplace, main entry and wet-bar
 - Oklahoma Cameron grey stone
- Wet Bar with Taj Mahal Quartzite countertops, custom Italian Walnut wood cabinetry and Zypher Wine Cooler
- Jeldwin 6.5’ x 8.7’ Sliding Deck Door
- Pre-Wired
 - Blinds: All West facing windows, East facing bar windows
 - Speakers

KITCHEN

- Custom Italian Walnut wood cabinetry with Custom hardware
- Countertops – Taj Mahal Quartzite
- Thermador Appliance package
 - 2-cabinet panel Dishwashers
 - Cabinet panel Refrigerator/Freezer
 - Double Oven
 - Microwave
 - 6-burner 36” Gas Rangetop
- Jeldwin 6.5’ x 8.7’ Sliding Deck Door
- Pre-Wired
 - Blinds: All West facing windows, Hallway East facing Window
 - Speakers

MAIN LEVEL DECK

- Pre-wired for future heaters
- Natural Gas stub for future grill/outdoor kitchen

MAIN LEVEL PRIMARY SUITE

- 7.5” and 9.9” wide plank European rustic White-Oak hardwood floors
- Vaulted Ceilings
- Fireplace – Xtordinair Probuilder 42” Linear GSB
- Closet – custom Italian Oak wood island. Custom Italian Oak wood built-in on one wall with rod and shelf combo on other walls.
- Pre-Wired
 - Blinds: Large West and North facing windows
 - Speakers

PRIMARY SUITE BATHROOM

- Shower – heated floors, custom frameless glass, shower heads and frosted window
 - Can be upgraded to a Steam Shower
- Free-Standing Tub
- Floating Vanity – custom Italian Walnut wood with countertop
- Mirrors – Back Lit
- Pre-Wired
 - Blinds: South-East windows
 - Speakers

SECONDARY UPPER-LEVEL SUITE

- Vaulted Ceilings
- Pre-Wired
 - Blind: Large window
- Closet: large walk-in closet with rod and shelf

SECONDARY UPPER-LEVEL SUITE BATHROOM

- Shower – Custom frameless glass
- Free-Standing Tub
- Floating Vanity – custom Italian Walnut wood with countertop
- Mirrors – Back Lit

LOWER-LEVEL FAMILY ROOM

- 7.5" and 9.9" wide plank European rustic White-Oak hardwood floors
- Lower-Level Ceiling Heights –
 - 10'6" in family room and secondary bedrooms
 - 9' in secondary spaces
- Fireplace – Xtordinaire Probuilder 54" Linear Deluxe GSR2
- Jeldwin 6.5' x 8.7' Sliding Deck Door
- Wet Bar with Tempest Blue Quartzite countertop, custom Italian Walnut wood cabinetry and Zypher Beverage Center
- Pre-Wired – Speakers

GARAGE

- Oversized 3-Garage
 - Two 10' x 8' Bays
 - One 18' x 8' Bay
- Heated – In Floor Radiant
- Drains in each bay
- Electric Car Charger outlet
- Small wash station with hot and cold water

ROOF

- DaVinci synthetic roofing installed on steeper roof pitches
- Standing Metal Seam roofing installed on remaining roof pitches
- Snow Fences and Clips
- Gutters and Heat-Tape

SIDING

- Wood siding
 - Cedar brown siding with black reglet detail
 - Grey Cedar siding
- Stone Veneer
 - Oklahoma Cameron grey stone

CORDILLERA RANCH LOCATION

- Cul-de-sac Road
- Minutes from the Trailhead and Summit Athletic Facilities
 - Walk to the Trailhead facility via the Trailhead hiking trail

CORDILLERA HOMEOWNER AMENITIES

- <https://cordilleralive.com/>
 - Trailhead Clubhouse
 - Outdoor heated saltwater pool
 - Kid Pool
 - Playground
 - The Athletic Center of Cordillera
 - Fitness facility
 - Indoor Pool
 - Outdoor Hot-tub
 - Pickleball and Tennis Courts
 - Private Fishing on the Eagle River
 - 1.3 miles along the Eagle River
 - Hiking and Biking Trails
 - 3,000 acres of private open space
 - 30 miles of trails
 - Golf
 - Short Course located at the Divide
 - Cordillera Post Office
 - Cordillera homeowners have their own USPS office for mail delivery

THE CLUB AT CORDILLERA – GOLF

- This is a separate membership
 - <https://www.cordillera-vail.com/>

Disclaimer: Buyer to verify all outlined information in this document.