

BROKER DETAIL REPORT

GENERAL PROPERTY INFORMATION - RESIDENTIAL

List Price	\$1,950,000	Sub Type	Single Family	MLS#	927565	Status	Active	
Address	2039 Brush Creek Rd		Area	Brush Creek notE				
	Eagle, CO 81631							
Subdivision	Metes & Bounds		ADOM/CDOM	33/33				
Bed	5	Total Bath	7 (2 3 2)	(FTH)	Sq Ft	4977	Yr Built	2007
Entry Level Master	Yes		List \$/Sq Ft	\$392				
Furnished	Unfurnish		Garage/Pkg	Over 3 Car G		Distressed Prop	None	
# Levels	2	Lock Off	No		Loft			
Location	Creek or River,See Remarks							
Add'l Rooms	Dining Room,Great Room,Kitch/Fam Rm Combo,Recreation Room,See Remarks,Study,Utility Room							
	View Creek/River,Mountains,See Remar							



[Additional Pictures](#)

Remarks If you are looking for a Water Front Property, look no further. This Rare Brush Creek Acreage-with Custom Home on Nearly 3 Acres has 400' of Creek Frontage and a Pond. Don't let the close proximity to Eagle deter you from seeing this remarkably private setting. 3500 Sq Ft On Main Level, 1500 Ft Game Area /lock-off. 6+ Car Garage, walking Distance To The Pool And Ice Rink. Zoned For Horses, perfect for livestock. 100's of Cottonwood Trees And Lush Vegetation. Abundant Wildlife Viewing.

FINANCIAL / HOA / TAX INFORMATION

HOA fee	\$0	/	HOA Spec. Assessments	None Known	Comm/Resort Fee	\$0	/
Property Tax	\$3,000	Tax Year	2015	Transfer Tax	0.000%	Transfer Fee	0.000%
Natural Gas	\$0	Water	\$0	Sewer	\$0	Electric	\$0
Transfer Assessment	0.00			Total Avg Utility		\$0	

ADDITIONAL PROPERTY INFORMATION

HOA Fee Includes
 HOA/Comm Amenities **None**
 Community Features **Hiking/Pedestrian Tr,Priv Fishing Rights,See Remarks,Zoned for Horses**
 Interior Features **Cable Available,Deck,Fireplace - Gas,Hot Tub / Spa,Multi-Level,Patio,Satellite Dish,See Remarks,Vaulted Ceilings,Wired for Cable**
 Heating **Propane,Radiant**
 Laundry **Dryer,Washer**

Appliances **Central Vacuum,Cooktop,Dishwasher,Disposal,Microwave,Refrigerator,See Remarks,Wall Oven,Washer/Dryer**

Construction **Woodframe** Floor Coverings **Tile,Wall to Wall Carpet,Wood** Roof Type **Asphalt,Metal**
 First Right Of Refusal **No** # Of Days **0** Will Consider Trade **No** Deed Restriction **No**
 Sbjt to Rental Contract **No** # Units in complex **0** # Levels in Bldg **2**
 Unit Entry Level **1** Add'l Green Features **Awning/Overhangs,Tankless Water Heatr**

LAND & SITE INFORMATION

Schedule #	R025833	Lot Acreage	2.8200	Lot Sq Ft	122839	Zoning	Rural Residential
Filing #		Block #		Lot #		Parcel #	210909100013
Legal Parcel	Yes	GSA	Wetlands	Ground Lease	No	Pinned	Staked
Water Source	Available Utils Cable TV,City Water,Electricity,Phone,Propane,Satellite,Septic In Place,Trash Pickup						

[Virtual Tour](#)

[Map Link](#)

LISTING INFORMATION

Attached Documents:

Agency Relationship	Sellers Agent		
Listing Office	Vail Valley Real Estate, Inc		
Listing Broker	Rick Beveridge	Co-Listing Office	
Broker Phone	970-390-7594	Co-Listing Broker	
Broker Email	rick@bevrealstate.com	Co-Broker Phone	
Listing Buyer Excel	No	Co-Broker Email	
Broker Remarks	Owner is a Licensed Real Estate Broker	Trans Broker Fee	2.5%
Showing Instructions	Appointment Only,ListAgtMustAccmpny	Buyer Broker Fee	2.5%
Showing Inst Add'l	Call Owner Rick Beveridge 970-390-7594		
Driving Directions	Southeast of Eagle Past Pool and Ice Rink On Brush Creek Road At The 2 Mi. Marker.		
Selling Broker	Selling Office	Sell-Broker Phone	Sell-Broker Email
Co-Selling Broker	Co-Selling Office	Co-Selling Broker Phone	

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