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EDELWEISS PROPERTY

Address: 933 Edelweiss Court, Rifle

Price: \$424,900

Earnest Money: 7,500

Terms: Cash or New Loan

MLS #: 163369

Legal: Highland east Lot 6 Blk C

Taxes: \$1,523.52 / 2019 year



Spacious south facing, sun-filled rooms, including an 8'8x12 solarium/green house, vaulted ceilings and magnificent windowed-wall with spectacular views of Mamm Peak merge the indoor/outdoor areas of this 3 bedroom 2.3 bath contemporary home. Located on desirable Edelweiss Court in Highland East on 10821 square feet lot, this property backs to open space. Kitchen upgrades include Fisher Paykel double door dishwasher, Thermador down draft 5 burner gas range, double ovens, and slate countertops with historical Rifle origins plus additional quartz countertops. The adjoining breakfast/office area leads to a screened porch, just perfect for morning coffee. The Heatilator fireplace warms the living room while you savor the mountain views or access the wrap-around deck. The living room is also plumbed for a wet bar. The master bedroom with cherry wood floor is on the main level and has one of the three upgraded bathrooms, this one has a glass vanity and custom shower. The master bedroom also opens to a private deck area which is hot tub ready. Also on the main level is a upgraded powder room with top of the line finishes. Upstairs you'll find the loft area, 2 bedrooms, an upgraded full bath with steam shower AND the surprise bonus room which is approximately 10x15 and perfect for storing seasonal items or as a exercise room, gaming room, etc. The extra parking beside the 2 car garage with lots of storage, the fruit trees, and the terraced back yard complete ***this investment in fine living.***

Bedrooms: 3	Cooling: Evap cooler	Kitchen: 12'4 x 12'4 Apx
Baths: 2.5	HOA dues: no	Dining Room: 11'5 x 13 Apx
Year Built: 1981	Sellers Disclosure: yes	Master Bedrm: 15'8 x 13'2 Apx
Apx. Sq. Ft: 2,511	Covenants: yes	Bedroom 2: 13'3 x 13'7 Apx
Apx Lot Size: 10,821	Tax District: 036	Bedroom 3: 12'5 x 12'9 Apx
Construction: Frame	Possession: DOD After 4/6/20	Breakfast Nook: 12'4 x 7'9 Apx
Roof: Comp. Shingles	Condition: excellent	Loft: 11'4 x 12'4 Apx
Garage: 2 Car	Zoning: LDR	Bonus Room: 15 x 10 Apx
Heat: nat. gas/hot water	Living Room: 19'5 x 20'7 Apx	Solarium: 8'8 x 12 Apx



Inclusions: Top down/bottom up shades, beveled glass in living room, Thermador down draft 5 burner gas range, double ovens, side by side refrigerator, Fisher Paykel double door dishwasher, Maytag Neptune washer & dryer, mirror in utility room, storage cabinets and workbench in garage, freezer in garage, ceiling fans, beveled glass in master bath, TV in bonus room upstairs, evap cooler, porch furniture

Exclusions: Rock fence post, bar stools, owner's personal property

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