



MOUNTAIN MODERN STUNNING VIEWS



169 HERITAGE PARK PLACE, EDWARDS

\$2,199,000

5 beds | 4.5 baths | 4,909 sq. ft.

2018 Taxes: \$6,267 | Yearly HOA Fee: \$1,683

Enjoy your dream home built in 2017 with huge views of the New York Mountain Range. This expansive 5 bedroom / 4.5 bath / 4,909 sf mountain modern home is situated in the cul-de-sac of the enviable Homestead pocket neighborhood of Heritage Park and built certified to the latest Energy Star standards.

The main level is filled with natural light and the floor to ceiling sliding glass doors serve to take full advantage of the breathtaking mountain views. Once open, they give way to an outdoor space ideally suited for entertaining or quiet reflection, while gently blurring the lines between indoor and outdoor living. And just slightly beyond is a large neighborhood open space perfect for yard games or mingling with your neighbors.

Welcoming you into the heart of the home are impeccable hardwood floors spanning across the grand living room, dining room and highly-functional chef's kitchen. The meticulously designed gourmet kitchen is tailored with the GE Monogram® appliance suite, has heaps of natural light and a generous eat-in countertop.

Upstairs one level are two en-suite bedrooms. One specifically enjoys views of Game Creek. The large master bedroom suite boasts elevated views of the New York Mountain Range and Game Creek Bowl, a sitting

room which could be a great additional study and an upstairs laundry room. Off the master is the most intriguing part of the home; an upper level deck with a wood burning / gas fireplace. One will experience the best mountain views from the property and this space is perfectly outfitted with a full size swing bed to read a book, take a nap or pile up with the gang. The lower level creates a separate private space with the en-suite guest room and an oversized game-room. An additional room is also heated and plumbed for a bathroom for an easy conversion to a fifth en-suite bedroom.

This well-maintained home is equipped with a water softener, whole home humidification system, in-floor radiant heat, water filtration and a whole house fan designed to quickly and quietly cool your home, while also improving indoor air quality. The heated 2-car garage and mudroom, as well as other ample storage throughout, give way to keep all your mountain gear neatly tucked away and close at hand.

Uncompromising in its commitment to quality, this home is an artful integration of modern design where natural light allows for an immersive experience throughout the home. Whether studying in the office that is able to be closed off by a custom barn door or warming up by the large gas fireplace while taking in the expansive mountain views the thoughtful floor plan brings everyone together while offering private areas of the house.



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