

PROPERTY ESSENTIALS



Front of House

MLS # 829191
Status Active
Asking Price \$848,900
Address 212 Copper Rim Trail
Unit/Suite # Unit B
City Durango
County La Plata
State CO
Zip 81301
Area Durango Rural
Non Branded Non Branded
Virtual Tour Virtual Tour

Class RESIDENTIAL
Type Stick Built
Bedrooms 3
Total Bathrooms 3.00
Year Built 2005
Apx.Total SF 2,221
List Price/SqFt \$382.22
Apx.Total Acres 0.080
Apx. Irrig. Acres 0.00



LISTING DETAILS

Listing Agent 1 Hazel Hackett - C: 970-508-0286
Listing Office 1 Destination DRO Real Estate Group, LLC - O: 970-422-8155
Listing Agent License 1 IA100090233
Listing Office License 1 EC100104435
Board Name Durango Area Assn of Realtors
Seller Licensed Y/N Yes
Foreign Owned Y/N No
Listing Agreement Exclusive Right to Sell
Agency Relationship Seller's Agent
Owner Name Stephan
Limited Service Y/N No
Listing Date 10/11/2025
Expiration Date 2/28/2026
Input Date 10/11/2025 4:28 PM
Update Date 11/6/2025
Status Date 10/14/2025
HotSheet Date 11/6/2025
Price Date 11/6/2025
Showing Service ShowingTime
Floor Plans Update Date 10/11/2025 4:28 PM

REO/Lender Owned No
Possible Short Sale No
Real Estate Included Yes
EM Deposit \$ 10,000
EM Holder Title Company
Preferred Title Comp. Land Title Guarantee Company
Possession Upon Successful Closing
Sale/Rent For Sale
Original Price \$879,900
Exchange/Trade Y/N No
Listed in other Class Y/N No
Assoc. Doc. Count 1
Picture Count 45
Days On Market 33
Cumulative DOM 33
Floor Plans Count 1

PROPERTY DETAILS

Subdv Name Edgemont Highl.
Legal/Lot Block SUBDIVISION: COPPERHEAD CAMP 2A
 LOT: 55B 212 COPPER RIM TRL #B
 DURANGO 81301
NewCnstrct No
Short Term Rental Available Yes
Short Term Rental Comments Short-term rentals under 6 months are prohibited.
Water Front No
Property Attached Y/N No
Furnished Furnished
SqFt Source Assessor
Garage Y/N No
Carport Y/N No
Addit Living Quarters No

1/4 Baths 0
1/2 Baths 0
3/4 Baths 0
Full Baths 3
Total Office/Den(s) 0
RV Parking No
Horse Setup Y/N No
Elem. School Riverview K-5
Middle School Miller 6-8
High School Durango 9-12
Input Date 10/11/2025 4:28 PM
Listing Visibility Type MLS Listing
Update Date 11/6/2025 12:00 PM
Price Per SQFT \$382.22

UTILITIES/RIGHTS

Water Supplier Edgemont Ranch Metro District
Water Well No
Sewer Supplier Edgemont Ranch Metro District
Gas Supplier Atmos Energy
Electric Supplier La Plata Electric Association

Internet Service Y/N Yes
Internet Provider Spectrum/Charter
Water Rights/Irrig. Yes
Irr. Water Desc/Amnt 0
Irrigation/Water District Edgemont HOA

PARCEL/TAX/HOA

Parcel ID # 567107109093
Realist ID 5671-071-09-093
Tax Account ID R428401
Tax Year 2024
Total Taxes \$ 2288.20
Special Assemnt Y/N No

HOA Y/N Yes
HOA Name Edgemont Highlands
HOA Dues Y/N Yes
HOA/Metro Fees 335
HOA/Metro Fees Freq. Quarterly
HOA Transfer Fees Y/N Yes

Metro/Tax District Edgemont Ranch Metropolitan District
Metro/Tax District URL www.edgemontranch.com/page/27614~468899
/METRO

Covenants Y/N YES
Other Transfer Fees Y/N Yes
FIPS Code 08067

MARKETING INFO

IDX Include	Y	Client Hit Count	10
Syndicate to Internet	Yes	Agent Hit Count	85
Public MLS Sites Y/N	Yes	VOW Include	Yes
Non Branded Virtual Tour 2	Non Branded Virtual Tour 2	VOW Address	Yes
Branded Virtual Tour	Branded Virtual Tour	VOW Comment	Yes
Branded Virtual Tour 2	Branded Virtual Tour 2	VOW AVM	Yes
Branded Virtual Tour 3	Branded Virtual Tour 3	Sign on Property Y/N	Yes
		Geocode Quality	Manually Placed Pin

GREEN CERTIFICATIONS

Green Certification Y/N	No	LEED for Homes Y/N	No
HERS Rated Y/N	No	NAHB/NGBS-ICC 700 Y/N	No
Energy Star Qualified Y/N	No	Other Green Cert. Y/N	No

FEATURES

CURRENT PROPERTY USE Residential	CONSTRUCTION TYPE Wood Frame	VIEWS Mountains Valley	EXTERIOR INCLUSIONS Shed/Storage Deck Lawn Sprinklers Covered Porch
POSSIBLE PROPERTY USE Residential	FOUNDATION/ BASEMENT Basement-walk out	UTILITIES Electric Natural Gas Internet Phone - Cell Reception Phone - Landline	HOA INCLUSIONS Irrigation Sewer Trash Water Snow Removal Road Maintenance
ZONING Residential Single Family	ROOF Metal Architectural Shingles	DOMESTIC WATER SOURCE Public	DISCLOSURES Covenants Pets Allowed
LOT SIZE/ACREAGE Less than .25	SIDING Cedar Metal	DOMESTIC SEWER SOURCE Public Sewer	SHOWING INSTRUCTIONS Use ShowingTime
PROPERTY DESCRIPTION Wooded Lot Corner Cul-de-sac Adj to Open Space	FLOORING Hardwood	APPLIANCE INCLUSIONS Range/Oven Refrigerator Dishwasher Washer Dryer Disposal Microwave	TERMS Cash FHA Conventional VA 1031 Exchange
EXTERIOR STRUCTURES Woodshed Workshop	HEATING FUEL/SOURCE Natural Gas	INTERIOR INCLUSIONS All Furnishings Ceiling Fan(s) W/D Hookup Vaulted Ceiling Granite Counters Walk In Closet	AVAILABLE FOR AUCTION No Short Term Rental Details Subject HOA Guidelines
RESIDENCE STYLE Contemporary Modern	HEATING SYSTEM Forced Air		
RESIDENCE STORIES Three Story	WATER HEATER Tankless		
	DINING Kitchen Bar Living Room Dining		
	MASTER BEDROOM LEVEL Main Level		
	STREET DESCRIPTION/ACCESS Shared Drive Cul-de-Sac Private Winter Maintenananc		

DIRECTIONS

Directions From Durango: Take E 2nd Avenue to E 3rd Avenue, then continue onto Florida Road (County Road 240). Follow Florida Road approximately 6 miles to the Edgemont Highlands entrance. Turn right onto Copper Rim Trail and continue about 0.4 miles. The property, 212 Copper Rim Trail Unit B, will be on your right.

PROPERTY DESCRIPTION

Remarks Welcome to this beautifully maintained 3-bedroom, 3-bath residence in the highly sought-after Edgemont Highlands community. Nestled among the tall pines halfway between Durango and the lakes of Lemon and Vallecito, this home offers the perfect blend of modern comfort, turn-key convenience, and timeless Colorado character. The main level is designed for easy living, featuring vaulted ceilings, abundant natural light, and direct access to two decks that showcase sweeping views of the surrounding forest and mountain peaks. The open-concept kitchen, dining, and living areas make entertaining simple while maintaining a cozy mountain-home feel. Granite countertops complement the rich cabinetry, and a striking black-quartz breakfast bar adds a modern accent and functional space for casual dining. Modern stainless-steel appliances include a large refrigerator / freezer, gas cooktop, microwave with vent to exterior, and a dishwasher with sound insulation. The kitchen connects effortlessly to the dining area and living room, creating a warm, inviting flow throughout the main level. A bedroom is conveniently located on the main floor, offering privacy and comfort with a walk-in shower and direct access to the kitchen, laundry, and outdoor living spaces. Large windows invite soft natural light and forest views, while the layout allows for true single-level convenience. A large primary suite encompasses the upper floor with an oversize closet and private bathroom. Downstairs includes an additional bedroom, bathroom, bunkroom/office, and a spacious second living area providing flexibility for guests and recreation. This level is ideal for larger gatherings or as a multi-purpose retreat. A walk-through storage area provides organized space for gear, hobbies, or seasonal décor an appreciated touch for full-time or part-time living. This home has been lovingly cared for and recently refreshed. The exterior was freshly painted, and the property is being offered fully furnished for a seamless move-in experience. From furnishings to décor, everything has been thoughtfully arranged to reflect the home's modern mountain style. Practical features include a gas dryer, natural-gas tankless water heater, and an exterior storage shed for tools and toys. The HOA manages snow plowing for the driveway and maintains the community's sprinkler systems, providing peace of mind during every season. Utilities: Water, sewer, and natural gas, are conveniently provided through the Edgemont Ranch District. Parking is effortless, with two assigned spaces plus guest parking just steps away. Trail access couldn't be more convenient, there are two nearby options: one located right at the end of the driveway, and another to the northeast, accessible by pathways from the home. Both connect directly to Edgemont Highlands' extensive trail network and the surrounding open space. Whether you're heading out for a peaceful morning walk among the pines or planning a weekend adventure toward Lemon or Vallecito Lake, you'll find outdoor recreation just steps from your door. Edgemont Highlands residents enjoy a quiet mountain setting paired with community amenities and convenience. The neighborhood features miles of maintained hiking trails, open space, and access to the Florida River picnic area for fly fishing and relaxation. The local Meadow Market offers groceries, coffee, and everyday essentials just minutes away, while downtown Durango's dining, shopping, and cultural attractions are an easy drive. This property represents a rare opportunity to enjoy low-maintenance mountain living with all the comforts of a modern home. From its light-filled living spaces and upgraded kitchen to the peaceful decks and forested setting, every detail has been designed for ease and enjoyment. Experience the best of Southwest Colorado living in this turn-key Edgemont Highlands home, move-in ready, beautifully furnished, and perfectly located between the mountains, lakes and vibrant Durango!

ADDENDUM

Addendum Notes & Key Features: 3 bedrooms, 3 baths plus bonus bunkroom/office and secondary living area Main level includes kitchen, living, laundry, and bedroom for single-level convenience Upper level primary suite with oversized closet, large soaker tub, and mountain views Lower level with den/bonus living area, bedroom, office/bunkroom, and walk-through storage Fully furnished and turn-key; modern mountain style décor Exterior freshly painted; upgraded stainless appliances with vented microwave and sound-insulated dishwasher Granite countertops, black -quartz breakfast bar, gas cooktop Two decks with forest and mountain views; covered front porch for winter protection Two assigned parking spaces plus guest parking Trail access with two nearby entry points connecting directly to Edgemont Highlands' trail network and open space HOA provides driveway snow plowing and sprinkler system maintenance Utilities (water, sewer, natural gas) through Edgemont Ranch District Exterior storage shed included Community amenities include Florida River picnic area, miles of hiking trails, and the nearby Meadow Market for groceries and coffee

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark HOA dues: \$135 Quarterly Plus \$200 per month - Total \$335 per month Working Capital/Buy in Fee: \$0 Status Letter Fee: \$300 Short-term rentals under 6 months are prohibited. The community operates under the Edgemont Ranch District for utilities (water, sewer, natural gas). PHOENIX provides trash and recycling pick up and they come on Wednesdays.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Vacant go show, at least 1 hours notice required.

ADDITIONAL PICTURES



Front Yard



View of Mountains



Front Porch



Main Level



Breakfast Bar



Kitchen



Living Room



Dining Area



Living Room



Dining Room



Main Level



Main Level



Deck



Deck



Upper Deck



Bedroom



Main Level Bedroom



Laundry Room



Bath



Stairs



Primary Bedroom



Primary Bedroom



Primary Closet



Primary Bedroom



Primary Bath



Primary Bathroom



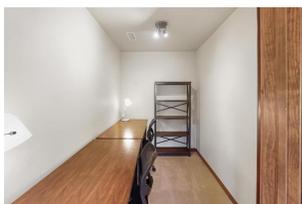
Den



Living Room



Bonus Room



Bonus Room



Den



Closet



Storage Room



Aerial



Aerial

DISCLAIMER

This information is deemed reliable, but not guaranteed.