

Single Family Residence **RESIDENTIAL**

8 RUE RIVIERE DR

EDWARDS, CO 81632

\$5,113,572 TopHap Estimate · \$873 / ft² · confidence 76 · as of Jul 14, 2026



5

BEDS

6

BATHS

5,859 ft²

LIVING AREA

0.62 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$5.1M

\$3.9M low

\$6.3M high

Last Sale

\$5,000,000 · Dec 17, 2025

Est. Owner Equity

\$5,113,572

TAX & ASSESSMENT

Property Tax	\$16,136 (2025)
Assessed Value	\$275,680
Previous Assessed	\$359,580
Assessor Market Value	\$4,410,860

PROPERTY FACTS

Property Type	Single Family Residence
County	Eagle
Lot (acres)	0.62
Construction	Wood (Unspecified)
Roof	Shingle
Heating	Radiant
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Patio · 1,160 ft²

Porch · 189 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2025	Resale	Special Warranty Deed	\$5,000,000	\$853	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Battle Mountain High School	High	9–12	0.4 mi
Berry Creek Middle School	Middle	6–8	0.4 mi
Edwards Elementary School	Elementary	KG–5	1.3 mi

District: Eagle County School District Re 50

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 81632

87 CRIME INDEX	92 AIR POLLUTION	8,417 POPULATION	\$118K MEDIAN IN-COME	36°F AVG TEMP	71% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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