

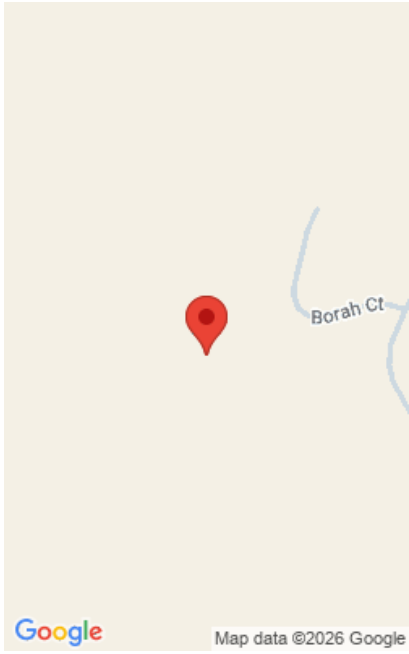
$975,000

- Acreage
- Land
- Active

89 BORAH CT, EAGLE, CO 81631, USA

https://resortdevelopmentmarketing.com

Stunning View parcel that backs up to Frost Creek Open Space and BLM (Bureau of Land Management) land and the Frost Creek 11 mile trail system. Easy Buildable lot with long range expansive views looking east of the entire Brush Creek Valley and mountain meadows on a private cu-de-sac street. Natural Gamble Oak vegetation and mountain sloping hillside for additional privacy. Seller shall provide the Purchaser a Soil and Foundation Investigation that was created for Proposed Residence, Lot 17 dated August 19, 2024 from Kumar & Associates Engineering and is for information purposes only. Seller shall provide a April 24, 2024 Improvement and Topographic Survey from True North Colorado A Land Surveying and Mapping Company. $9299.31 (PIF) Plant Investment Fund has been paid towards partial payment of the Town of Eagle Water Tap Fee. No time frame in which you have to build, and you can use your own builder and architect. Total of 1.7% Transfer Fee paid by Purchaser, (1.5% goes to Frost Creek Master Association and .2% goes to Wildlife Enhancement Fund.) All Homesite owners are required to be a member at Frost Creek. See Listing Brokers for current Membership Initiation Fees and Annual Dues pricing. Frost Creek – Colorado’s Mountain Club is an 1100-acre private Club PUD highlighted by a Tom Weiskopf Golf Course and 137 Residential Single Family Development area, making a formerly extremely exclusive club model more approachable and more desirable to a new generation of club members.



Lynne Sandoval

Basics

Category: Land

Type: Acreage

Status: Active

Lot size: 3.99 sq ft

Subdivision Name: Frost Creek

Agent Full Name: Lynne Sandoval

Lot Size Acres: 3.99 acres

Zoning: PUD

County: Eagle

Building Details

Sewer: Perc Test Required, Septic Needed

Current Use: Residential

Amenities & Features

Utilities: Electricity Available, Natural Gas Available, Phone Available, Satellite, Snow Removal, Trash, Water Available

Association Amenities: Clubhouse, Fitness Center, Pool, Spa/Hot Tub, Tennis Court(s)

WaterSource: Public

Lot Features: Golf Course

Amenities: Clubhouse, Fitness Center, Pool, Spa/Hot Tub, Tennis Court(s)

Fees & Taxes

Association Fee Frequency: Annually

Miscellaneous

Road Surface Type: All Year, Paved

Listing Terms: 1031 Exchange, Cash, New Loan

Special Listing Conditions: None

Pets Allowed: Cats OK, Dogs OK



Courtesy of

List Office Name: Frost Creek Realty LLC