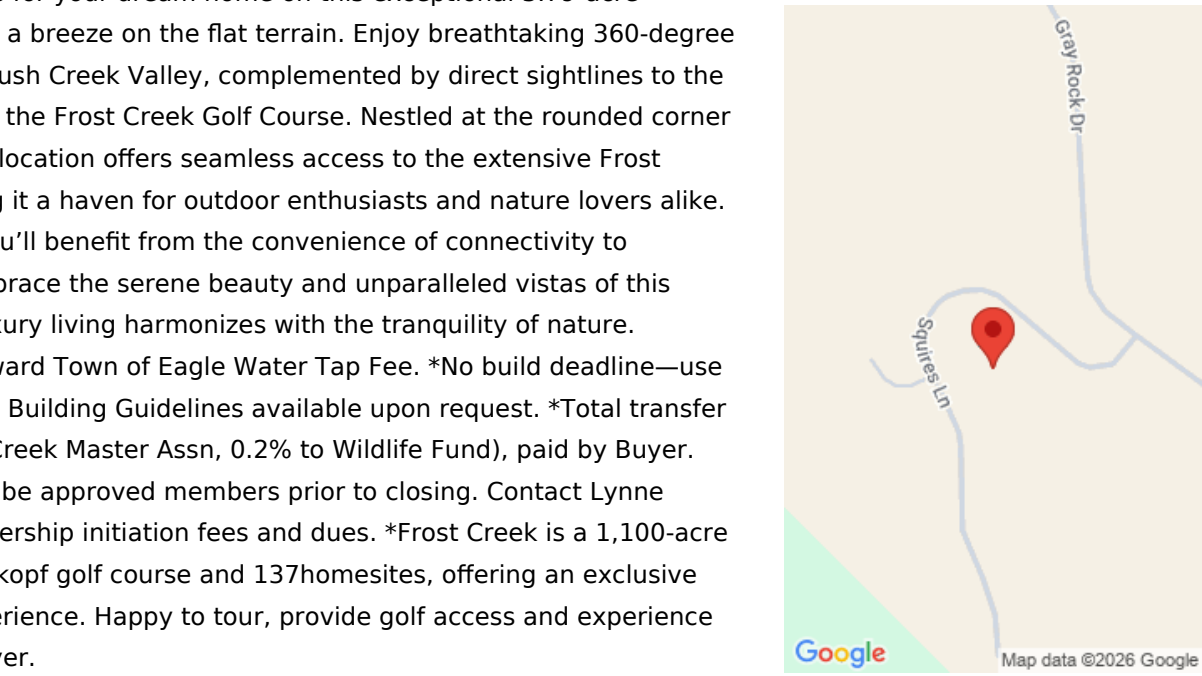
$1,175,000

- Acreage
- Land
- Active

SQUIRES 0270 LANE, EAGLE, CO, 81631

https://resortdevelopmentmarketing.com

Discover the perfect canvas for your dream home on this exceptional 3.79-acre homesite, where building is a breeze on the flat terrain. Enjoy breathtaking 360-degree views of the picturesque Brush Creek Valley, complemented by direct sightlines to the renowned Holes #1 – #3 of the Frost Creek Golf Course. Nestled at the rounded corner of Squires Lane, this prime location offers seamless access to the extensive Frost Creek trail systems, making it a haven for outdoor enthusiasts and nature lovers alike. With paved road access, you'll benefit from the convenience of connectivity to surrounding amenities. Embrace the serene beauty and unparalleled vistas of this unique homesite, where luxury living harmonizes with the tranquility of nature. *$9,299.31 credit to PIF toward Town of Eagle Water Tap Fee. *No build deadline—use your own builder /architect. Building Guidelines available upon request. *Total transfer fee is 1.7% (1.5% to Frost Creek Master Assn, 0.2% to Wildlife Fund), paid by Buyer. *All Homesite owners must be approved members prior to closing. Contact Lynne Sandoval for current membership initiation fees and dues. *Frost Creek is a 1,100-acre private PUD with Tom Weiskopf golf course and 137homesites, offering an exclusive yet approachable club experience. Happy to tour, provide golf access and experience dining for well qualified Buyer.



Lynne Sandoval

Basics

Category: Land

Type: Acreage

Status: Active

Lot size: 3.79 sq ft

Subdivision Name: Frost Creek

Agent Full Name: Lynne Sandoval

Lot Size Acres: 3.79 acres

Zoning: PUD

County: Eagle

Building Details

Sewer: Perc Test Required, Septic Needed, Other, See Remarks

Current Use: Residential, See Remarks

Amenities & Features

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

Association Amenities: Clubhouse, Fitness Center, On Site Management, Pool, Tennis Court(s), Other, See Remarks

WaterSource: Public

Lot Features: Golf Course

Amenities: Clubhouse, Fitness Center, On Site Management, Other, Pool, See Remarks, Tennis Court(s)

Fees & Taxes

Association Fee Frequency: Annually

Association Fee Includes: Common Area Maintenance, Security, Snow Removal, See Remarks

Miscellaneous

Road Surface Type: All Year, Paved
Listing Terms: 1031 Exchange, Cash, New Loan
Special Listing Conditions: None
Pets Allowed: Cats OK, Dogs OK, Yes

Courtesy of

List Office Name: Frost Creek Realty LLC