



\$4,418,000



## RED BLUFFS WAY 0377, EAGLE, CO, 81631

<https://resortdevelopmentmarketing.com>

Welcome to Frost Creek, where luxury living meets the serenity of nature in one of four exclusive pre-construction custom homes! Nestled within a tranquil cul-de-sac, these residences are meticulously designed to highlight the unique attributes of each property, offering a variety of personalized upgrades and finish selections and customization opportunities to create your perfect sanctuary. Introducing HOMESITE 88, a thoughtfully designed custom residence offering 4,016 total square feet, including 2,996 square feet of main level living space. The main level features a stunning primary bedroom suite and an additional ensuite bedroom, both with convenient patio access. The second story adds 1,020 square feet with two more bedrooms, each with their own ensuite bathroom, providing comfort and privacy for family and guests. A heated 3-car garage enhances practicality. Each Frost Creek home is equipped with state-of-the-art fire suppression systems for peace of mind. Set on a generous 1.329-acre homesite, the Grand Room welcomes you with expansive doors that seamlessly connect to an outdoor patio, complete with a gas fire pit and built-in grill, perfect for entertaining or enjoying quiet evenings under the stars. Each home embodies the essence of Frost Creek, showcasing natural textures, warm materials, and clean architectural lines that create an inviting ambiance, seamlessly blending comfort with sophistication. Located on an award-winning golf course designed by Tom Weiskopf and surrounded by limitless outdoor activities, Frost Creek provides a unique fusion of community spirit and private club luxury, all enveloped in the breathtaking beauty of Colorado's untouched wilderness. This is more than a home; it's a lifestyle tailored to your dreams. \*Please note that all homeowners and residents must be approved members of Frost Creek.

- 4 beds
- 2 baths
- Single Family Residence
- Residential
- Active



**Lynne Sandoval**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Total rooms:** 7

**Lot size:** 1.33 sq ft

**Agent Full Name:** Lynne Sandoval

**Lot Size Acres:** 1.33 acres

**Zoning:** PUD

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Floors:** 2 floors

**Subdivision Name:** Frost Creek

**Bathrooms Full:** 2

**Rooms Total:** 7

**County:** Eagle

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## Building Details

**Building Area Total:** 4016 sq ft

**Construction Materials:** Foam Insulation, Frame, Metal Siding, Stone, Wood Siding

**Sewer:** Septic System Approved

**Heating:** Forced Air, Natural Gas

**Stories:** 2

**Roof:** Metal, See Remarks

**Foundation Details:** Poured in Place

**Levels:** Two

**Floor covering:** Carpet, Tile, Wood

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## Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** Clubhouse, Fitness Center, Pool, Tennis Court(s)

**Fireplace Features:** Gas

**WaterSource:** Public

**Interior Features:** Fireplace - Gas, Patio

**Patio And Porch Features:** Patio

**Amenities:** Clubhouse, Fitness Center, On Site Management, Pool, Tennis Court(s)

**Pool Features:** Outdoor Pool

**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Phone Available, Water Available

**Parking Features:** Attached Garage, Heated Garage

**Garage Spaces:** 3

**Appliances:** Cooktop, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Water Heater, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer

**Lot Features:** Golf Course, Native Plants, Landscaped

**Cooling:** Central Air

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## Fees & Taxes

**Association Fee Frequency:** Annually **Association Fee Includes:** Common Area Maintenance

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## Miscellaneous

**Road Surface Type:** All Year, Paved

**Listing Terms:** Cash, New Loan

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

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## Courtesy of

**List Office Name:** Frost Creek Realty LLC

