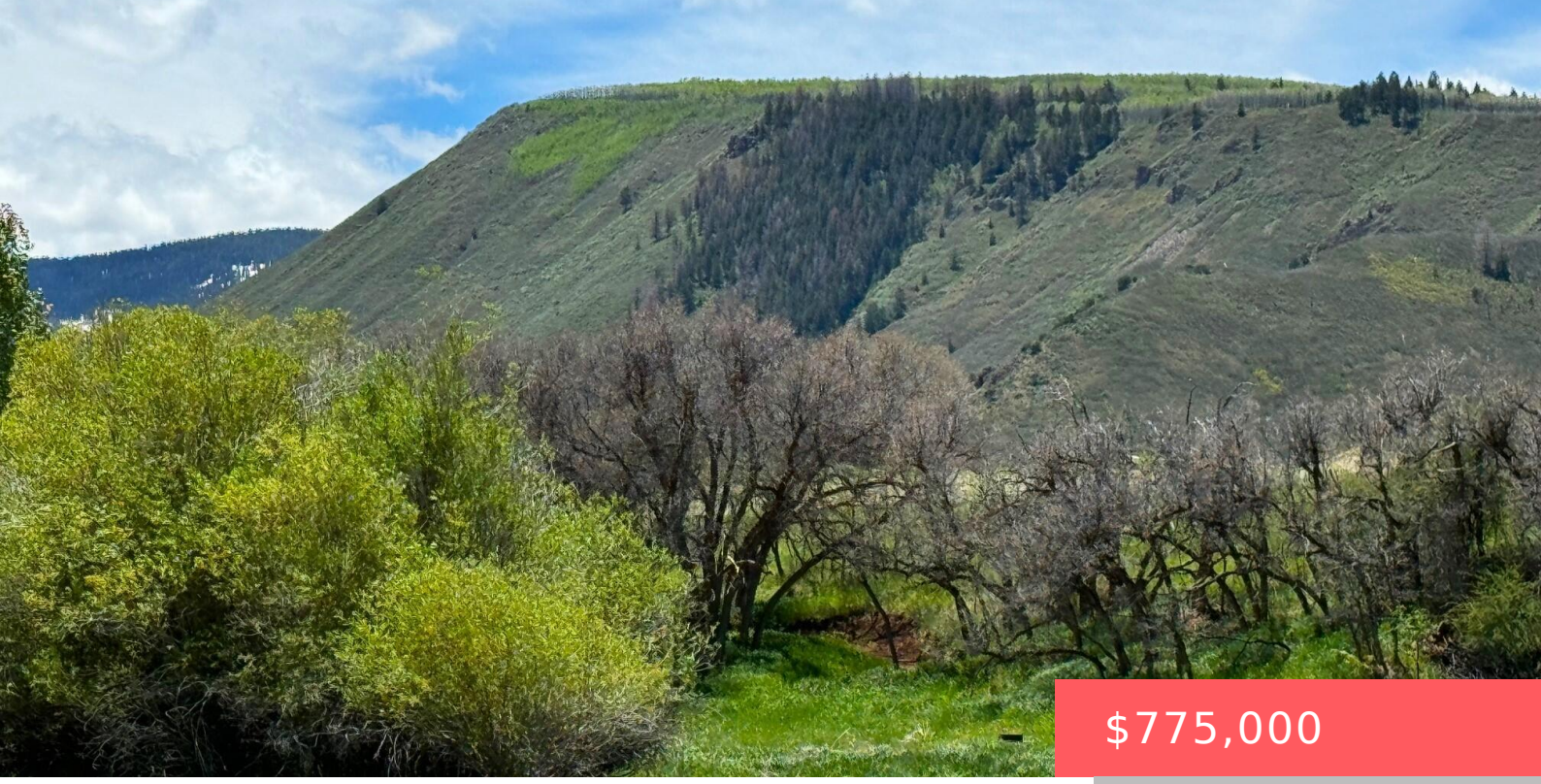


$775,000

- Acreage
- Land
- Active

401 BLUFFS DR, EAGLE, CO 81631, USA

https://resortdevelopmentmarketing.com

1.14 ACRES – This Spectacular parcel boasts 360 views of Brush Creek Valley, Mt. Thomas in the Sawatch Mountain Range and Capitol Peak. The lot is at the end of a cul-de-sac backing up to the little Frost Creek and Walking distance to Brush Creek for Fly Fishing, and 13 miles of Hiking and Biking Trails. This parcel is a quick walk to the 17th Fairway, and Fly Fishing on Pond 17. All Homesite Owners within Frost Creek must be a member of the club. Membership is required when purchasing any home or homesite within Frost Creek. Building Guidelines available upon request. There is no time frame which a Purchaser has to start building and they can use their own architect and builder. Frost Creek – Colorado's Mountain Club is an 1100 acre private Club PUD highlighted by a Tom Weiskopf Golf Course and 138 Residential Single Family Development area, making a formerly an extremely exclusive club model more approachable and, more importantly, desirable to a new generation of club members.





Lynne Sandoval

Basics

Category: Land

Type: Acreage

Status: Active

Lot size: 1.14 sq ft

Subdivision Name: Frost Creek

Agent Full Name: Lynne Sandoval

Lot Size Acres: 1.14 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, Trash, Water Available

Association Amenities: Clubhouse, Fitness Center, Front Desk, On Site Management, Pool, Spa/Hot Tub, Tennis Court(s), Other, See Remarks

Waterfront Features: Stream, See Remarks

WaterSource: Public

Lot Features: On Golf Course

Amenities: Clubhouse, Fitness Center, Front Desk, On Site Management, Other, Pool, See Remarks, Spa/Hot Tub, Tennis Court(s)

Fees & Taxes

Association Fee Frequency: Annually

Association Fee Includes: Club Membership, Common Area Maintenance, Management, Security, Snow Removal

Miscellaneous

Road Surface Type: All Year, Paved **Listing Terms:** 1031 Exchange, Cash, New Loan

Special Listing Conditions: None **Pets Allowed:** Yes

Courtesy of

List Office Name: Frost Creek Realty LLC