

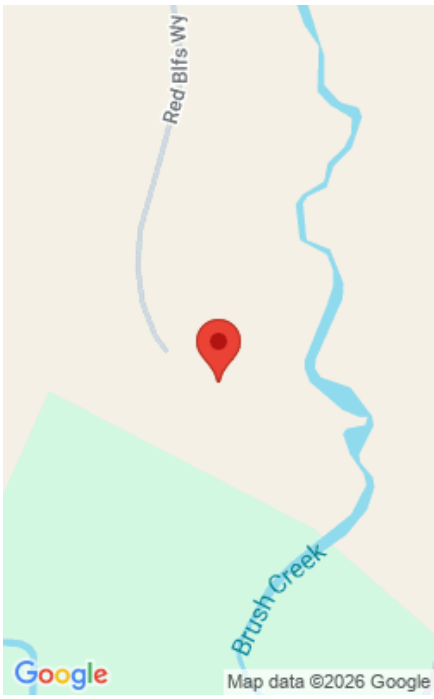
$900,000

- Acreage
- Land
- Active

408 BLUFFS DR, EAGLE, CO 81631, USA

https://resortdevelopmentmarketing.com

Experience the soothing sounds of water throughout the day from this exceptional homesite situated right by Brush Creek. This remarkable property is on a shared private driveway and is enhanced by a natural spring, ”Frost Creek”, which meanders the final stretch to Brush Creek on the parcel’s west side, while Brush Creek itself borders the east side of the property. Enjoy convenient access to the new 11-mile Frost Creek Trail System for hiking and mountain biking adventures. The property also provides easy access to 2.5 miles of stocked private waters perfect for fly fishing along its banks. A Topographical Survey and Soil Study are included. *$6,300 PIF credit on file with Town of Eagle toward 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: 1.35 sq ft

Subdivision Name: Frost Creek

Agent Full Name: Lynne Sandoval

Lot Size Acres: 1.35 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: Creek, River Front, Stream, See Remarks

WaterSource: Public

Lot Features: 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