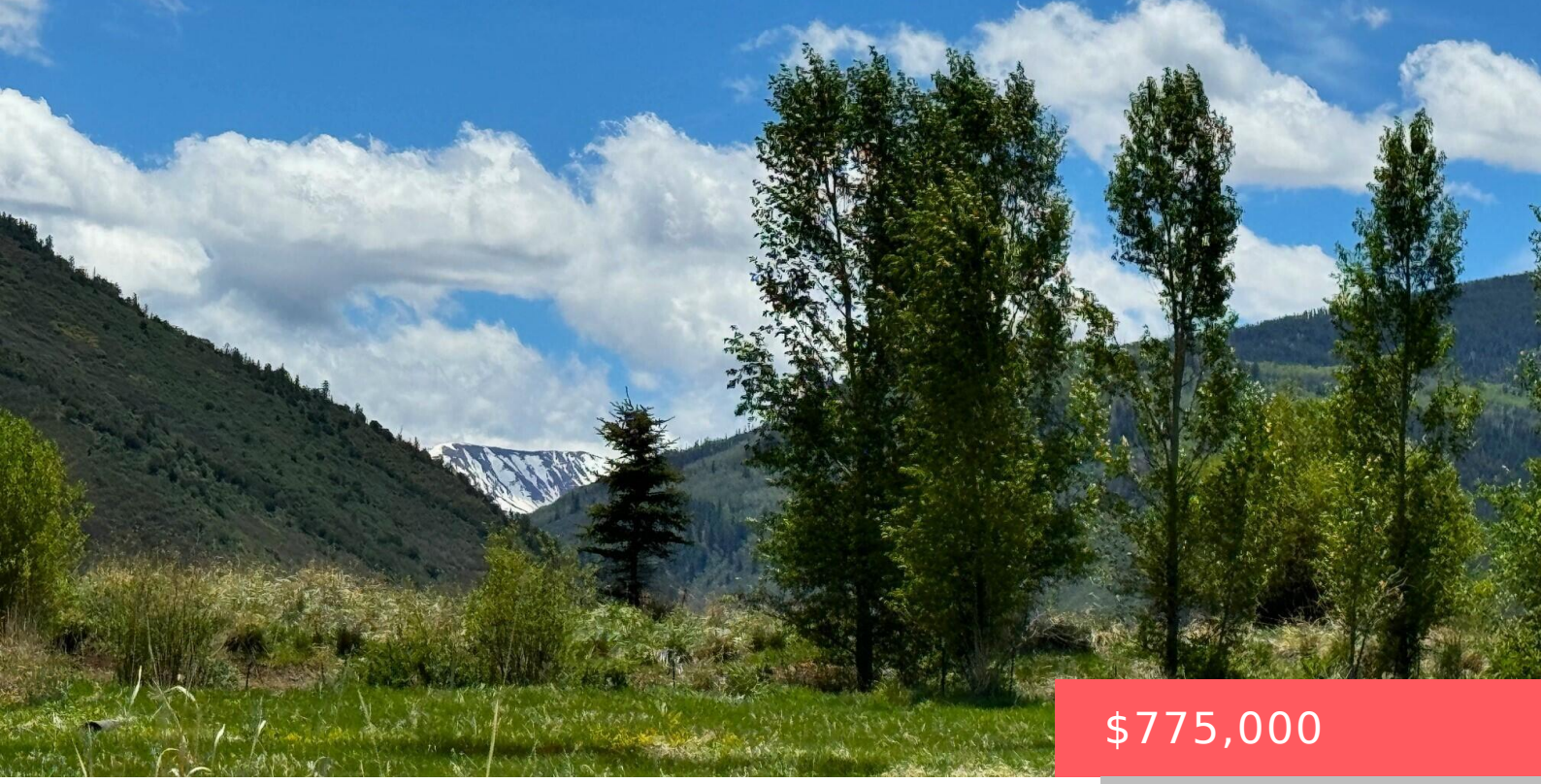


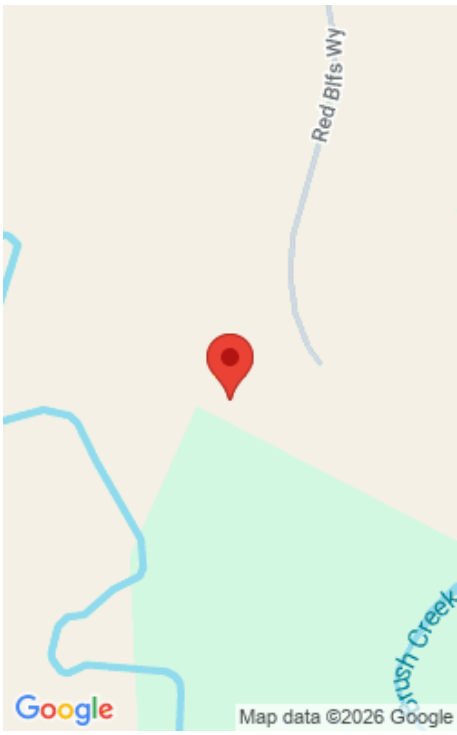
$775,000

- Acreage
- Land
- Active

169 RED BLUFFS LN, EDWARDS, CO 81632, USA

https://resortdevelopmentmarketing.com

1.28 Acres – Backs up to the little Frost Creek and Walking distance to Brush Creek for Fly Fishing, Hiking and Biking Trails, 17th Fairway, and Fly Fishing on Pond 17. This Spectacular parcel boasts 360 views of Brush Creek Valley, Mt. Thomas, The Sawatch Mountain Range, Capitol Peak and the Frost Creek Draw. Southern lot lines backs up to runout of the practice fairway which protects the extraordinary coveted views of Mt. Thomas. 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: 1.28 sq ft

Subdivision Name: Frost Creek

Agent Full Name: Lynne Sandoval

Lot Size Acres: 1.28 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