

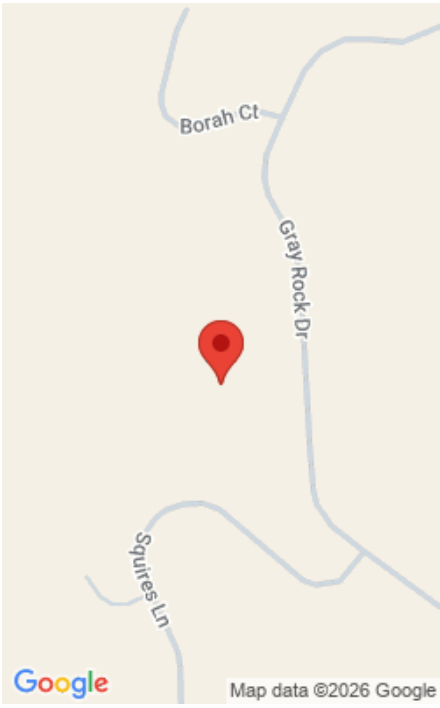
$1,100,000

- Acreage
- Land
- Active

GRAY ROCK 0661 DRIVE, EAGLE, CO, 81631

https://resortdevelopmentmarketing.com

This elevated homesite offers BIG panoramic, east-facing views across mountains and valleys, backing to open space and Bureau of Land Management lands. Wake up to expansive vistas and serene sunrise tones, with natural exposure to the east. Nature lovers will enjoy easy access to the Frost Creek Trail, ideal for afternoon hikes and bike rides. Golf enthusiasts will appreciate the proximity to Frost Creek Fairways, with the greens of holes #1, #2, and #3 just a short walk away, perfect for evening rounds of ”chip and putt”. With convenient paved road access, and no time constraints to build, you can design your dream home at your own pace, using the builder and architect of your choice. A partial payment of $9,299.31 has been made to the Plant Investment Fund (PIF) toward the Town of Eagle Water Tap Fee. There is no time frame required to build, and you are free to use your own builder and architect. TRANSFER FEE of 1.7%, is paid by the Purchaser. (1.5% to the Frost Creek Master Association and 0.2% to the Wildlife Enhancement Fund). Frost Creek, Colorado’s Mountain Club, is a 1,100-acre private PUD featuring a Tom Weiskopf-designed golf course and a 136-residential single-family development area. This exclusive club model has become more accessible and appealing to a new generation of members. MEMBERSHIP REQUIREMENTS: All homesite owners must be approved Frost Creek members prior to closing. Contact the listing broker for current initiation fees and annual dues.



Basics

Category: Land

Type: Acreage

Status: Active

Lot size: 4.12 sq ft

Subdivision Name: Frost Creek

Agent Full Name: Lynne Sandoval

Lot Size Acres: 4.12 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, Water Available

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

Miscellaneous

Road Surface Type: All Year

Special Listing Conditions: None

Listing Terms: Cash, New Loan

Pets Allowed: Yes

Courtesy of

List Office Name: Frost Creek Realty LLC