



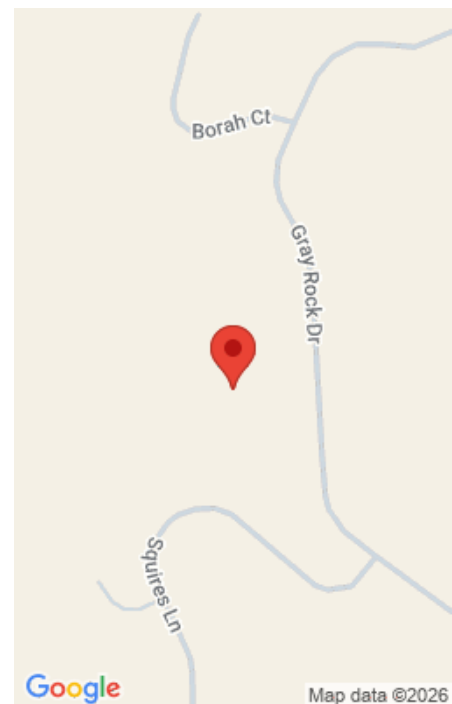
**\$1,100,000**

## **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.

- Acreage
- Land
- Active



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## Basics

**Category:** Land

**Status:** Active

**Subdivision Name:** Frost Creek

**Lot Size Acres:** 4.12 acres

**County:** Eagle

**Type:** Acreage

**Lot size:** 4.12 sq ft

**Agent Full Name:** Lynne Sandoval

**Zoning:** PUD

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## Building Details

**Sewer:** Perc Test Required, Septic Needed, Other, See Remarks

**Current Use:** Residential, See Remarks

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## 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)

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## Fees & Taxes

**Association Fee Frequency:** Annually

**Association Fee Includes:** Common Area Maintenance, Management

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## Miscellaneous



**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Listing Terms:** Cash, New Loan

**Pets Allowed:** Yes

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## Courtesy of

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

