

$7,500,000

- Acreage
- Land
- Active

BEARD CREEK 1281 ROAD, EDWARDS, CO, 81632

https://resortdevelopmentmarketing.com

Build your private playground on this once-in-a-generation ”big land” opportunity for 3 parcels of 35 acres each, or potential development. This 105-acre property, unlike any other in the Vail Valley, has it all – unparalleled views, proximity, and privacy. Located adjacent to Cordillera Valley Club, this south-facing site looks directly to the Sawatch Range, with 360-degree views spanning from Vail’s Game Creek Bowl to the ski slopes of Beaver Creek. Located just 3+/- miles from skiing at Beaver Creek via Arrowhead, and 14+/- miles to Vail, this cherished location is close to everything. Surrounded by National Forest on 3 sides, you have a personal trailhead to miles of hiking and biking trails, and your own section of Beard Creek running through. With a membership to one of Vail or Beaver Creek’s private clubs, you can easily have a ”base camp” for skiing, yet your secluded oasis to return to. Currently 5 parcels, buyer may leave as-is, or use-by-right permits dividing into 3 35-acre parcels or larger. This is a chance for a buyer to carve out their dream ranch, sell the other 2 parcels, or create a generational compound. Each 35+acre parcel permitted to have main home, separate guest house, and outbuilding/barn. Ask about potential for approval for development with more density, conservation subdivision, and more. Includes significant spring and creek water rights and positioned well for utilities, there are two cabin structures on site that have been occupied year-round, with electric, spring water fed, plumbing, and septic systems. With no HOA, you have the freedom to build your dream estate and no expensive dues, making this truly a property to hand down over generations. Do not miss this rare opportunity; a last-of-its-kind in Eagle County.

Rebekah Zenor

Basics

Category: Land

Type: Acreage

Status: Active

Lot size: 105.03 sq ft

Subdivision Name: Metes & Bounds

Agent Full Name: Rebekah Zenor

Lot Size Acres: 105.03 acres

Zoning: Resource

County: Eagle

Building Details

Sewer: Septic Needed, Septic Tank

Amenities & Features

Utilities: Electricity Available, Satellite, Trash, Water Available, See Remarks

Waterfront Features: Creek

WaterSource: River, Spring

Miscellaneous

Road Surface Type: All Year

Special Listing Conditions: None

Pets Allowed: Yes

Courtesy of

List Office Name: Compass