



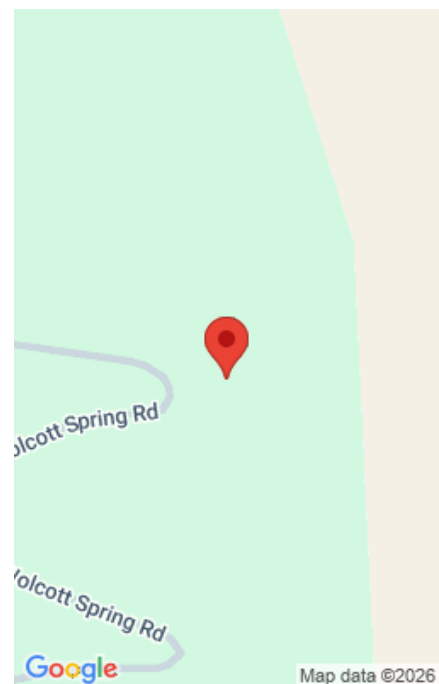
**\$799,000**

## **WOLCOTT SPRINGS 1463 ROAD, WOLCOTT, CO, 81655**

<https://resortdevelopmentmarketing.com>

Perched above Red Sky Ranch in Wolcott, this remarkable 35-acre parcel offers panoramic mountain views, unmatched privacy, and something truly rare at this scale: it's fully ready to build. Years of thoughtful preparation have been invested here, with county approvals secured, a brand-new well installed, and soils and engineering studies complete. Even better, a full Timberlyne architectural plan set for a custom post-and-beam home is included, giving you a head start on construction. The land's natural topography adds character and drama, with broad, gently sloping areas ideal for a main residence, guest house, barn, or more. With no HOA or design restrictions, you have total freedom to create your vision. Centrally located between the valley's resort and ranch communities, the property offers both privacy and accessibility—just minutes from I-70, 15 minutes to Beaver Creek, and 25 to Vail. For those thinking long-term, the parcel's size and configuration could allow for subdivision, creating potential for multiple homesites or future development in one of the valley's most desirable areas. Note: Timberlyne photos are provided with permission to illustrate the style and quality of the included architectural plans. No home currently exists on the property.

- Acreage
- Land
- Active



**Tiffany McCracken**



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## Basics

**Category:** Land

**Status:** Active

**Subdivision Name:** Wolcott Springs Sub

**Lot Size Acres:** 35.16 acres

**County:** Eagle

**Type:** Acreage

**Lot size:** 35.16 sq ft

**Agent Full Name:** Tiffany McCracken

**Zoning:** Resource

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## Amenities & Features

**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Phone Available, Propane, Satellite, See Remarks

**WaterSource:** Well

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## Courtesy of

**List Office Name:** Berkshire Hathaway-Villa M.

