



**\$1,175,000**

## **FROST CREEK 2369 DRIVE, EAGLE, CO, 81631**

<https://resortdevelopmentmarketing.com>

**STUNNING 4.015-ACRE PARCEL WITH BREATHTAKING VIEWS!** This exceptional parcel backs up to Bureau of Land Management land and Coffin Mountain, offering one of the highest points and most spectacular views at the Club. Enjoy expansive long-range mountain and valley vistas overlooking the signature #6 fairway and pond. The property features easy paved road access for convenience. A partial payment of \$9,299.31 has been made to the Plant Investment Fund (PIF) toward the Town of Eagle Water Tap Fee. Included in the purchase are a topo survey and soil test. 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 137-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



**Lynne Sandoval**



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## Basics

**Category:** Land

**Status:** Active

**Subdivision Name:** Frost Creek

**Lot Size Acres:** 4.01 acres

**County:** Eagle

**Type:** Acreage

**Lot size:** 4.01 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, 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, Tennis Court(s)

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## Fees & Taxes

**Association Fee Frequency:** Annually

**Association Fee Includes:** Common Area Maintenance, Management, Security, Snow Removal

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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

