

$375,000

- Acreage
- Land
- Active

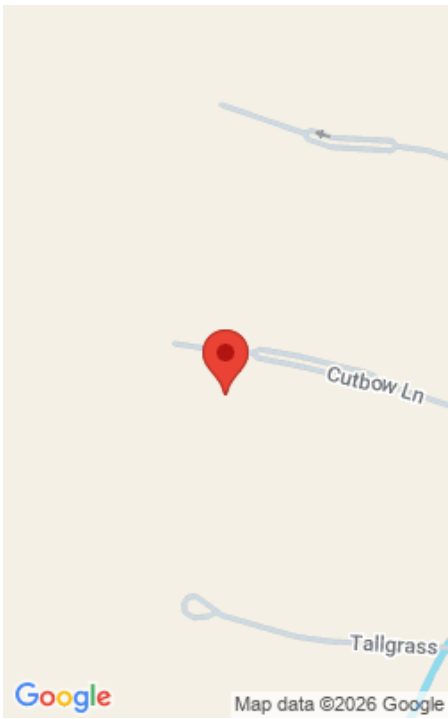
CUTBOW 273, GYPSUM, CO, 81637

https://resortdevelopmentmarketing.com

Perched at the end of a cul-de-sac, 273 Cutbow is one of Brightwater's premier golf course homesites. A full acre overlooks fairways and is framed by 360-degree views of snowcapped peaks, open ranch land, and endless Colorado skies. With just one potential neighbor, privacy comes easy, yet the property's position puts you right in the heart of all the action. Often called the "Cordillera of Down Valley," Brightwater—recently reintroduced as Siena Valley Club—is a gated community where lakes, trails, and manicured greens create a lifestyle that feels both elevated and authentic. With new ownership shaping its future, the neighborhood is unfolding into an exciting next chapter. From here, convenience is unmatched: you're five minutes to Gypsum, just beyond that to Eagle County Regional Airport, and under 40 minutes to the world-class slopes of Vail and Beaver Creek. Even Aspen is within reach, about 90 minutes away. One of the very first parcels to sell, 273 Cutbow has long been regarded as Brightwater's most sought-after homesite. Now it can be yours, and golf course lots of this caliber are rarely available for long.



Tiffany McCracken



Basics

Category: Land

Type: Acreage

Status: Active

Lot size: 1.06 sq ft

Subdivision Name: Brightwater Club

Agent Full Name: Tiffany McCracken

Lot Size Acres: 1.06 acres

Zoning: PUD

County: Eagle

Amenities & Features

Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Propane, Satellite, Sewer Available, Snow Removal, Trash, Water Available, See Remarks

Association Amenities: Clubhouse, Other, See Remarks

WaterSource: District Water

Lot Features: Golf Course, See Remarks

Amenities: Clubhouse, Other, See Remarks

Fees & Taxes

Association Fee Frequency: Annually

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

Miscellaneous

Road Surface Type: All Year

Courtesy of

List Office Name: Berkshire Hathaway-Villa M.