



**\$3,495,000**

## **SALT CREEK 3256 ROAD, EAGLE, CO, 81631**

<https://resortdevelopmentmarketing.com>

Welcome to a rare offering in Salt Creek—over 47 acres of Agricultural Residential-zoned land with water rights and endless potential. This extraordinary parcel features a beautiful mix of wooded hillsides, open meadows, and a year-round creek that gently runs through the property, all backing to public lands. Whether you're dreaming of expanding the existing residence, building a second home in the sun-drenched meadow, or simply enjoying a private mountain getaway, this land gives you the space—and the flexibility—to create your ideal mountain lifestyle. The main home is a charming log-style lodge, thoughtfully designed with an open-concept layout that invites connection and creativity. Inside, warm wood tones and quality craftsmanship set the tone, with three distinct living areas under one soaring roof—perfect for family gatherings, game nights, and cozy sleepovers. The nostalgic kitchen offers everything you need: gas cooktop, oven, dishwasher, and refrigerator. Two stoves provide warmth and ambiance, while the deck inspires you with stunning views to the south, east, and west. The large 20×20 deck also creates a carport for your vehicles. Upstairs is full of rustic charm, while the lower level is currently a separate living space with three bedrooms and two bathrooms—easily connected with the addition of an interior staircase, if desired. Ideally located just 20 minutes from downtown Eagle, this property offers quick access to the best of the area. Enjoy world-class golf at nearby Frost Creek Country Club, outdoor adventures at Sylvan Lake State Park, and the shops, dining, and events of Eagle Ranch Village. Plus, the Eagle County Regional Airport makes travel easy—whether for weekend escapes or welcoming out-of-town guests. This is where convenience meets wilderness, and opportunity meets lifestyle.

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active



**Kimberly Fritzler**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Year built:** 1996, 1996

**Agent Full Name:** Kimberly Fritzler

**Lot Size Acres:** 47.24 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 47.24 sq ft

**Subdivision Name:** Eagle

**Bathrooms Full:** 3

**Zoning:** Residential 1000

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## Building Details

**Building Area Total:** 4044 sq ft

**Construction Materials:** Frame, Log, Stone

**Sewer:** Septic System Approved

**Heating:** Forced Air

**Stories:** 2

**Roof:** Asphalt, See Remarks

**Foundation Details:** Poured in Place **Levels:** Two

**Floor covering:** Carpet, Wood

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## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Flooring:** Carpet, Wood

**Utilities:** Cable Available, Electricity Available, Phone Available, Propane, Trash

**Parking Features:** Other, See Remarks

**Waterfront Features:** Creek

**Fireplace Features:** Gas, Wood Burning

**Appliances:** Built-In Gas Oven, Dishwasher, Dryer, Range, Refrigerator, Washer

**Interior Features:** Vaulted Ceiling(s), Balcony

**Cooling:** None



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## Miscellaneous

**Road Surface Type:** All Year

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton - Eagle

