



\$799,000

BRUSH CREEK ROAD 9829 ROAD, EAGLE, CO, 81631

<https://resortdevelopmentmarketing.com>

Introducing a rare opportunity—this 10-acre property, offered for the first time since 1955, is a prime location to build your dream home. With creek frontage on both sides of Brush Creek, stunning views of the National Forest, and abundant sunshine, this parcel provides an incredible foundation for your custom retreat. Nestled just 10 miles from town, with easy access via a paved road, this land offers a peaceful, secluded setting while still being close to all amenities. The property is already equipped with electricity and a well, and there are no HOA restrictions, giving you full creative freedom to design your perfect getaway. This is a one-of-a-kind opportunity in Eagle County—acreages with creek access, expansive views, and building sites simply don't come around often. Don't miss your chance to bring your vision to life in this stunning location, just 5 miles from Sylvan Lake. Seller may consider owner financing, contact listing broker for more information.

- 2 beds
- 1 bath
- Single Family Residence
- Residential
- Active



Rick Beveridge



Basics

Category: Residential

Status: Active

Bathrooms: 1 bath

Floors: 1 floor

Year built: 1944, 1944

Agent Full Name: Rick Beveridge

Lot Size Acres: 9.8 acres

County: Eagle

Type: Single Family Residence

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size: 9.8 sq ft

Subdivision Name: Metes & Bounds

Bathrooms Full: 1

Zoning: Resource

Building Details

Building Area Total: 588 sq ft

Sewer: Septic Needed

Current Use: None

Roof: Metal

Levels: One

Parking: 5

Construction Materials: Frame, Other

Heating: See Remarks

Stories: 1

Foundation Details: Block

Floor covering: See Remarks

Amenities & Features

Laundry Features: See Remarks

Utilities: Electricity Available, Propane

Parking Features: Aboveground, See Remarks

WaterSource: Well

Interior Features: See Remarks

Flooring: See Remarks

Fencing: Partial

Waterfront Features: Creek

Appliances: See Remarks

Cooling: None

Miscellaneous



Road Surface Type: All Year

Special Listing Conditions: None

Listing Terms: Cash

Pets Allowed: Cats OK, Dogs OK

Courtesy of

List Office Name: Beveridge Real Estate

