

Land Active
MLS# 1006727
ADOM/CDOM: 163/163

TBD GC W Lake Creek Road, Edwards, CO,
81632
County: Eagle

Agent Detail
\$4,250,000

PROPERTY INFORMATION

Area:	Lake Creek Valley	Schedule Number:	R016275
Complex/Subdivision:	Other	Lot Size Acres:	20
Property Subtype:	Acreage	Lot Size Square Feet:	871,200
Ground Lease:	No	Lot Size Source:	County/Gov't
Water Rights:	Yes	Irrigated Acres:	0
Water Source:	Well		
Zoning Code:	Residential		
Parcel Number:	2105-302-02-001		



ASSOCIATION/TAX INFORMATION

Current Tax Amount:	\$5,580.72	Association YN:	Yes	Transfer Tax %:	0
Current Tax Year:	2022	Association/HOA Fee:	\$93,000 Annually	Transfer Fee %:	1
Transfer Tax %:	0				

Legal Description: Subdivision: CASTEEL EXEMPTION Graham's Cabin BK-0242 PG-0365 QCD 11-29-74 BK-0248 PG-0490 QCD 07-21-76 BK-0604 PG-0710 MAP 03-23-93

Remarks: Local lore has it that, in the 1940s, a prominent landowner hid her lover in a cabin on the property. Walking the homesite, you can see why. Graham's Cabin is delightfully secluded and boasts a variety of building sites. Sites at higher elevations offer stunning views of Vail's iconic Gore Range to the East and the Red & White Mountains to the North. Despite expansive views the extensive Aspen transform Graham's Cabin into a wondrous palette of oranges and golds in the fall. With a shorter driveway than most other homesites in Casteel Creek and easy access to utilities nearby, this estate homesite is poised for a Buyer that is ready to get moving on their Casteel dream home. This location is conveniently linked to the trail system, allowing for ideal accessibility to the Coyote Lodge & Sporting Club to seamlessly utilize jointly owned facilities. Set upon 457 acres of pristine meadows, mountains, forests, and streams, Casteel Creek has ten homesteads that are so rich in wonder that they are named and not numbered. The Casteel Creek HOA provides exclusive ownership to only ten property owners for joint use of the Coyote Lodge & Sporting Club's 28,000-square-foot recreation and entertainment venue on 38 acres of gorgeous useable land. Enjoy additional recreational acreage beyond the Coyote Lodge acres, including 5.5 miles of private groomed trails and direct access to millions of miles of White River National Forest. The Coyote Lodge & Sporting Club provides owners and their guests exclusive access to a guest suite, indoor pickle-ball court, golf simulator, lap pool, hot tub, steam room, fitness center, target range, field house, 65-foot climbing wall, commercial kitchen, Teppanyaki bar and customized event spaces and more. Casteel Creek is an opportunity and experience unlike any other. It's an invitation for adventure, recreation, and relaxation. The amenities are unmatched in variety and quality...indoors and out. Go to mls.CasteelCreek.com for more info

Agent Only Remarks: Natural gas may be available contingent on provider. Private transfer fee of 1% shall be waived for all initial property transfers.

Directions to Property: I70 W to exit 163- Edwards. Continue straight through two traffic circles then take a right onto US-6W, left onto Lake Creek Rd, right onto W Lake Creek Rd, pass Pilgrim Downs on right, continue another mile+ then right onto Casteel Creek Road.

[Click to View Virtual Tour](#)

LISTING DETAIL

HOA/Comm Amenities: Clubhouse; Fitness Center; On Site Management; Pool; Spa/Hot Tub; See Remarks

Association/HOA Fee Includes: Club Membership; Common Area Maintenance; Management; Snow Removal

Utilities Available: Electricity Available; Propane; Satellite; Snow Removal; Trash; Water Available; See Remarks

Sewer: Septic Needed

Geological Info: None Known

Current Use: Residential

Property Access: All Year; Private

View: Meadow; Mountain(s); Trees/Woods; Valley