

Land Active  
MLS# 1006717  
ADOM/CDOM: 163/163

1210 Casteel Creek Road, Edwards, CO, 81632  
County: Eagle

Agent Detail

PROPERTY INFORMATION

<b>Area:</b>	Lake Creek Valley	<b>Schedule Number:</b>	R030369
<b>Complex/Subdivision:</b>	Metes & Bounds	<b>Lot Size Acres:</b>	39.9
<b>Property Subtype:</b>	Acreage	<b>Lot Size Square Feet:</b>	1,738,044
<b>Ground Lease:</b>	No	<b>Lot Size Source:</b>	County/Gov't
<b>Water Rights:</b>	Yes	<b>Irrigated Acres:</b>	0
<b>Water Source:</b>	Well		
<b>Zoning Code:</b>	Single Family Residential		
<b>Parcel Number:</b>	210519306010		



ASSOCIATION/TAX INFORMATION

<b>Current Tax Amount:</b>	\$3,694.32	<b>Association YN:</b>	Yes	<b>Transfer Tax %:</b>	0
<b>Current Tax Year:</b>	2022	<b>Association/HOA Fee:</b>	\$93,000 Annually	<b>Transfer Fee %:</b>	1
<b>Transfer Tax %:</b>	0				

**Legal Description:** Subdivision: MARTENS BROWN BEAR TRAP SUBDIVISION (METES & BOUNDS) BK-0536 PG-0835 WD 08-30-90 BK-0536 PG-0838 WD 08-30-90 BK-0569

**Remarks:** Bear Trap is a very private location within Casteel Creek and has breathtaking views that make it hard to imagine anyone looking down to discover the weathered, wooden bear trap for which this homestead is named. The homesite's ridge line is rich with building sites offering a variety of stunning panoramas. To the east, Vail's iconic Gore Range. On the northern horizon the Red and White Mountains. And towards the southeast, Finnegan Peak pierces the sky. Build a primary residence of virtually any size, a guest residence or caretaker residence of up to 1,800 square feet as well as a variety of other buildings you are entitled to build as a matter of right when you have a parcel of this size and zoning. Lower-level sites feature the quiet serenity of rolling meadow views, while abundant Aspen forests add to the homesite's enchanting power. 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](http://mls.CasteelCreek.com) for more info.

**Agent Only Remarks:** Natural gas may be available contingent on provider we are looking into this but a gas line was brought up by the previous owner. Private transfer fee of 1% shall be waived for all initial property transfers. Go to [mls.casteelcreek.com](http://mls.casteelcreek.com) for the unbranded website and all Casteel Properties.

**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; Other; See Remarks  
**Association/HOA Fee Includes:** Club Membership; Common Area Maintenance; Management; Security; Snow Removal; Trash  
**Utilities Available:** Electricity Available; Propane; Satellite; Snow Removal; Trash; Water Available; See Remarks  
**Sewer:** Septic Needed  
**Geological Info:** None Known

**Assessments:** None  
**Distressed Property:** None  
**Current Use:** Residential  
**Property Access:** All Year; Private  
**View:** Meadow; Mountain(s); Trees/Woods; Valley

Copyright © 2023 Vail Multi List, Inc. (VMLS) and FBS. The information displayed herein was derived from sources believed to be accurate but has not been verified by VMLS. Buyers are cautioned to verify all information to their own satisfaction. This information is exclusively for viewers' personal, non-commercial use. Any reproduction or reproduction of the information herein without the express permission of the VMLS is strictly prohibited.