

Land Active
MLS# 1006720
ADOM/CDOM: 163/163

TBD LM Casteel Creek Road, Edwards, CO,
81632
County: Eagle

Agent Detail

PROPERTY INFORMATION

Area: Lake Creek Valley
Complex/Subdivision: Other
Property Subtype: Acreage
Ground Lease: No
Water Rights: Yes
Water Source: Well
Zoning Code: Single Family Residential
Parcel Number: 210519300004

Schedule Number: R055911
Lot Size Acres: 38
Lot Size Square Feet: 1,655,280
Lot Size Source: County/Gov't
Irrigated Acres: 0



ASSOCIATION/TAX INFORMATION

Current Tax Amount:	\$3,518	Association YN:	Yes	Transfer Tax %:	0
Current Tax Year:	2022	Association/HOA Fee:	\$93,000 Annually	Transfer Fee %:	1
Transfer Tax %:	0				

Legal Description: LOWER MEADOW Section: 19 Township: 5 Range: 82 SE1/4SW1/4 PCLIN BK-0225 PG-0611 WD 05-25-77 BK-0710 PG-0741 WD 11-01-96 R738816 EAS 0

Remarks: Lower Meadow was once part of the Pilgrim sheep ranch. That heritage can be seen and felt in the homesite's lush, large, open meadows dotted with mature stands of Aspen, Cottonwood, and Evergreen and with views of the Red and White Mountains. In fall, those forests offer an ever-changing tapestry of yellows, golds, and reds. Given its gentle, flat topography, Lower Meadow is rich with accessible building sites and perfect for those wanting an equestrian component. This is likely one of the easiest estate homesites to build within Casteel Creek, with electricity close by and the possibility to capitalize on a short driveway and an ideal layout. The zoning entitles you to build more than just a home when you have a parcel of this size and zoning. Build a primary residence of virtually any size, an additional guest residence or caretaker residence up to 1,800 square feet, as well as a variety of other buildings such as a horse barn or a toy barn (or both) for whatever your heart desires. 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. Go to mls.CasteelCreek.com for more information including all Casteel Property details.

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	Assessments: None
Association/HOA Fee Includes: Club Membership; Common Area Maintenance; Management; Security; Snow Removal	Distressed Property: None
Utilities Available: Electricity Available; Propane; Satellite; Snow Removal; Trash; Water Available; See Remarks	Current Use: Residential
Sewer: Septic Needed	Property Access: All Year; Private
Geological Info: None Known	View: Creek/Stream; Meadow; Mountain(s); Trees/Woods

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