

Land Active  
MLS# 937916

2000 W Lake Creek Road, Edwards, CO, 81632

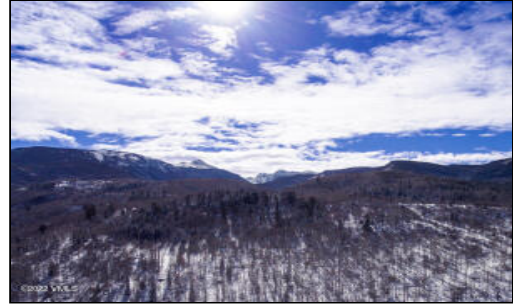
Client Summary

County: Eagle

PROPERTY INFORMATION

**Area:** Lake Creek Valley  
**Complex/Subdivision:** Other  
**Property Subtype:** Ranch  
**Lot #:** n/a  
**Ground Lease:** No  
**Water Rights:** Yes  
**Water Source:** See Remarks  
**Zoning Code:** GRAZING LAND - AGRICULTURAL  
**Parcel Number:** 210519100008

**Schedule Number:** R006733  
**Legal Parcel:** Yes  
**Lot Size Acres:** 38.29  
**Lot Size Square Feet:** 1,667,912  
**Lot Size Source:** County/Gov't  
**Irrigated Acres:** 0



ASSOCIATION/TAX INFORMATION

**Current Tax Amount:** \$29,362  
**Current Tax Year:** 2021  
**Transfer Tax %:** 0  
**Transfer Fee %:** 0

**Association YN:** No

**Legal Description:** SECTION: 19 TOWNSHIP: 5 RANGE: 82 PCLIN E1/2NW1/4 W1/2NE1/4 BK-0530 PG-0082

**Remarks:** This exceptional 38+ acre parcel with abundant water rights is located in Lake Creek and is considered the jewel of the Vail Valley where some of the worlds most prominent people own a piece of paradise. Offering both seclusion and convenient proximity, enjoy the peace of being in the Rocky Mountains or take on what is a true outdoor enthusiast's playground with world-class skiing, biking, hiking, fishing, and hunting (just to name a few). Paws Up Ranch stretches from West Lake Creek Road over the ridge towards East Lake Creek Road, providing "on top of the world" 360 degree views of the Sawatch Mountains and Lake Creek Valley. A rare vacant land offering that most people will only dream of experiencing just outside the gated community of Pilgrim Downs. This parcel offers multiple home-sites to select from whether interest lies in constructing a family compound with multiple dwellings and out-building or in simply building a secluded cabin. \*4.4 miles to downtown Edwards, 4.7 miles to Arrowhead Resort, 7.5 miles to Beaver Creek Resort , 16.9 miles to Vail Resort, and 24.5 miles to the Vail Jet Center, 135 miles to Denver International Airport. Please visit [mls.LakeCreekLuxury.com](http://mls.LakeCreekLuxury.com) for complete details.

LISTING DETAIL

**Utilities Available:** Electricity Available  
**Sewer:** Perc Test Required  
**Geological Info:** None Known  
**Waterfront Features:** See Remarks

**Location:** See Remarks  
**Assessments:** None  
**Distressed Property:** None  
**Property Access:** See Remarks  
**View:** Creek/Stream; Meadow; Mountain(s); River; South Facing; Trees/Woods; Valley

LISTING INFORMATION

**Possession:** Delivery of Deed  
**Rental Agreement:** No

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