

Horse Mountain Ranch Lot 4, 387 Horse Mountain Ranch Road, Wolcott, CO



\$ 550,000



387 Horse Mountain Ranch Road, Wolcott, CO 81655

- » Single Family | Lot: 40 acres
- » Driveway to building site is in.
- » Water and electricity to the building site is in.
- » Beautiful views of the majestic Sawatch Range.
- » Single-family residence (minimum 3,000 sq. ft.)
- » More Info: HorseMountainRanch-Lot4.com



Kathy Cole

Kristie Long

(970) 390-0026 (Kathy Cell)

(970) 331-4788 (Kristie Cell)

Kathy.Cole@CBMP.com

<http://www.TheVailRealEstateTeam.com>



COLDWELL BANKER
MOUNTAIN
PROPERTIES

Coldwell Banker Mountain Properties
2111 N. Frontage Rd. W. #C1
Vail, CO 81657

Discover the beauty and tranquility of Horse Mountain Ranch. This exceptional 40-acre homesite offers direct access to thousands of acres of pristine backcountry, providing endless opportunities for skiing, snowboarding, hiking, horseback riding, fishing, river rafting, and other outdoor adventures. The property features spectacular south-facing views of Colorado's Sawatch Range, including iconic Castle Peak and the surrounding alpine peaks. Despite its peaceful setting, Horse Mountain Ranch is just minutes from Edwards, Avon, Beaver Creek, Vail, and the Eagle County Regional Airport. The driveway is already in place, and water and electricity have been brought to a utility vault at the building site. Lot 4 shares a well with Lot 9 and includes a 4,000-gallon water storage tank. Zoning allows for a single-family residence (minimum 3,000 sq. ft.), a caretaker's dwelling, and a barn, with horses permitted on the property. Year-round access is maintained by the Horse Mountain Ranch Metropolitan District. The community also features a Homeowners Association with a Design Review Board to preserve architectural standards, along with reasonable HOA dues. Horse Mountain Ranch offers a rare opportunity to enjoy the privacy and beauty of mountain ranch living while remaining close to world-class skiing, recreation, dining, and amenities. Build your dream home and experience the best of Colorado's mountain lifestyle.

