

1541 Woody Creek Road
1541 Woody Creek Road
Woody Creek, CO 81656

\$5,500,000
12± Acres
Pitkin County



1541 Woody Creek Road
Woody Creek, CO / Pitkin County

SUMMARY

Address

1541 Woody Creek Road

City, State Zip

Woody Creek, CO 81656

County

Pitkin County

Type

Residential Property, Business Opportunity, Lot

Latitude / Longitude

39.272219 / -106.863438

Dwelling Square Feet

980

Bedrooms / Bathrooms

2 / 1

Acreage

12

Price

\$5,500,000

Property Website

<https://greatplainslandcompany.com/detail/1541-woody-creek-road-pitkin-colorado/93302/>



PROPERTY DESCRIPTION

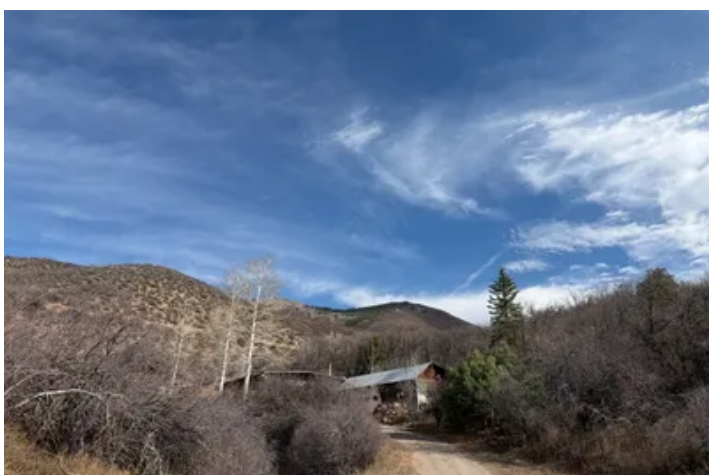
Welcome to the Ultimate Woody Creek Investment Opportunity. This extraordinary offering is a rare 11.5-acre parcel, held by the same family since 1969, representing a blank canvas for the discerning investor. Located in the heart of one of Colorado's most coveted communities, this property offers unparalleled potential for exclusive redevelopment.

Investment Highlights: A Vision for Luxury Living

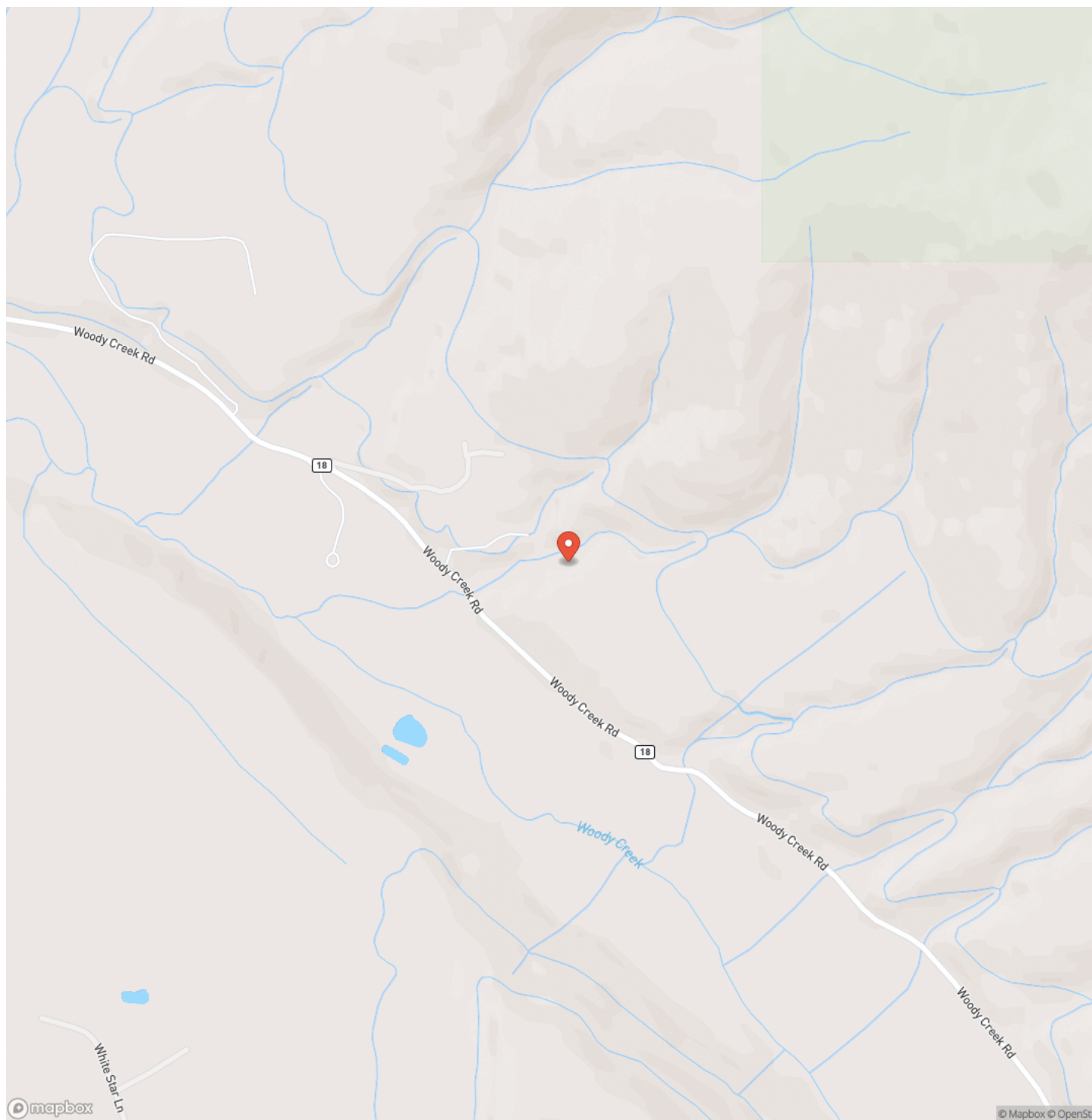
This offering is designed for an investor ready to capitalize on a premier Aspen-area location with a clear path for development and significant value appreciation.

- **Development Potential:** Unlock the potential of this expansive 11.5-acre parcel. Pitkin County zoning is favorable to luxury residential development, presenting an ideal opportunity to redevelop the site and construct a magnificent mountain contemporary estate.
- **Architectural Grandeur:** The property can accommodate a substantial main residence ranging from **5750 to 9,250 square feet**. Design and build a landmark mountain home with state-of-the-art amenities, maximizing a prime, elevated home site for the ultimate in luxury living.
- **Breathtaking Views:** The designated primary home site boasts awe-inspiring, panoramic views spanning from the lush valley floor to the iconic ski runs of Aspen Highlands, Buttermilk, and Snowmass Mountain. This view corridor is a key asset for market value.
- **Historic Context and Privacy:** The original 980 sq. ft. ranch house offers the potential for a charming caretaker home or guest cottage, ensuring on-site management capability while maintaining the privacy of the main residence. The estate provides ultimate seclusion in an area known for its exclusive clientele.
- **Infrastructure in Place:** The property is equipped with two wells, ensuring an ample and reliable water supply for both domestic use and up to 2 acres of potential irrigation. The lack of a homeowners' association provides maximum flexibility in design and use.
- **Prime Location:** Situated in the charming Woody Creek community, this location offers a rare blend of rustic tranquility and proximity to world-class amenities in Aspen and Snowmass.

This is opportunity to acquire a significant piece of Pitkin County real estate, execute a value-add redevelopment plan, and create a legacy mountain estate in one of the most exclusive real estate markets in the world.

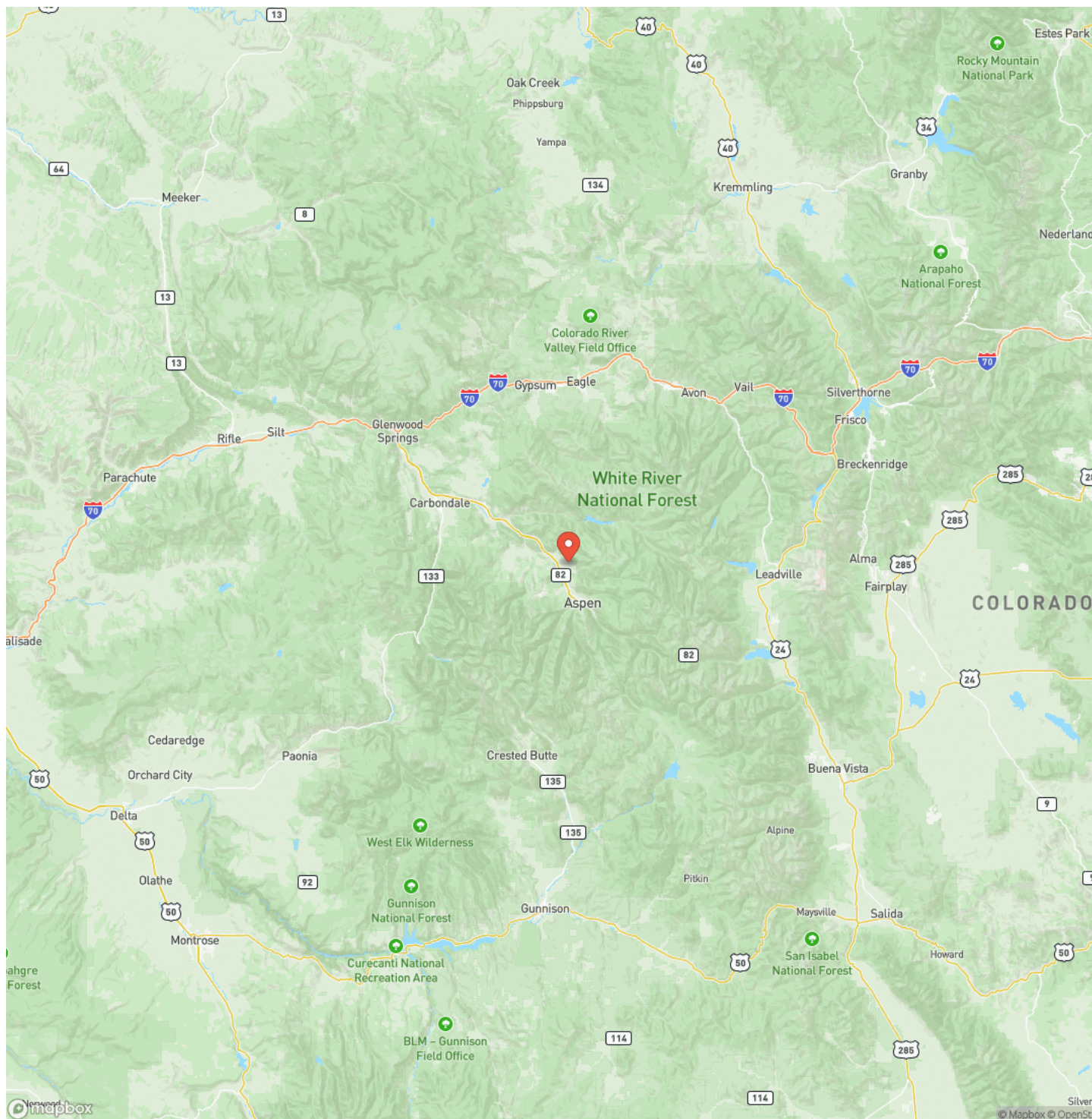


Locator Map



1541 Woody Creek Road
Woody Creek, CO / Pitkin County

Locator Map



Satellite Map



1541 Woody Creek Road
Woody Creek, CO / Pitkin County

LISTING REPRESENTATIVE

For more information contact:



Representative

Casey Adams

Mobile

(970) 987-7338

Email

Casey@greatplains.land

Address

435 Brookie

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

greatplainslandcompany.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

