

RESIDENTIAL LAND FOR SALE



Turnberry Ranch	Parcel Size	0	Date Listed	08/06/2024
Panorama Dr Lot 4			Listing ID	GL-
Carbondale, Colorado				1726636545
United States	Listed by:	Realtyww Info		
Asking Price	For more information, visit:			
\$1,695,000	https://www.globallistings.com/11705330			

Overview

Ranchette #4 is located at the end of its access road, offering a private and secluded setting. The lot features rolling terrain with spectacular views up and down the Roaring Fork Valley, making it one of the premier lots in the community. Small stands of oak brush are scattered throughout the property, adding touches of greenery and enhancing the natural beauty of the landscape. With only 11 homes spread across nearly 400 acres, this Ranchette offers a secluded and tranquil environment. Our Homeowners Association (HOA) at Turnberry Ranch is dedicated to enhancing your living experience by keeping things straightforward and enjoyable. The design review board's role is limited to ensuring that property lighting complies with our dark sky policy, preserving the natural beauty of the night sky. Beyond this, homeowners have the freedom to choose their preferred architectural style. The HOA also offers optional agricultural haying services to maintain the agricultural tax advantage. Additionally, it takes care of essential services like snow removal, road upkeep, and dust control. A major benefit of owning a RANCHETTE at Turnberry Ranch is the remarkably low property taxes. Thanks to the agricultural classification from haying activities, these properties enjoy substantial tax savings. While comparable residential lots might incur taxes upwards of \$17, 000 annually, the RANCHETTES often have taxes in the low hundreds of dollars. This favorable tax

situation offers a unique opportunity to secure a foothold near Aspen with very low running costs, making it an ideal choice for those looking to enter the wider Aspen market. The Turnberry Ranch RANCHETTES offer a peaceful rural vibe while being just a quick 14-minute drive from the amenities at Willits, where you can easily shop at popular stores like Whole Foods and City Market. Additionally, the proximity to Aspen is a significant perk of living at Turnberry Ranch. In less than 40 minutes, you can be in Aspen, enjoying a range of cultural activities, from world-class dining and shopping to art galleries and music festivals. Aspen is also renowned for its skiing and outdoor adventures, making it perfect for sports enthusiasts. Whether you're spending a day on the slopes or enjoying an evening of fine dining, it's all within easy reach. As one of the few gated communities in Missouri Heights, Turnberry Ranch offers added security and peace of mind. The gated entrance ensures that only residents and their guests can access the community, providing a safe and private environment. We offer flexibility in designing your dream home at Turnberry Ranch, with no upper limit on home size. Additionally, there is no obligation to build within a specific timeframe after purchasing your RANCHETTE. Please note that the price of each remaining lot will increase by \$50, 000 after each new reservation. This pricing structure encourages early commitment and offers the best value for those ready to secure their place in this exclusive community. Reserving two lots at once allows buyers to secure them at the same initial low price, providing an excellent opportunity for those interested in a larger property or investment. The developers behind Turnberry Ranch believe there are no bad lots. They have secured lots for their own homes and will keep the last lot available, reflecting their confidence in the quality and desirability of every RANCHETTE. The internal road within Turnberry Ranch will be completed by the developers in 2025 or as needed for the first construction project, ensuring convenient access for all residents. The developer will cover the cost of drilling the well at the buyer's preferred location once the property goes under contract. A comprehensive well test report and water tests will be provided, ensuring a reliable and clean water source for each property.

For more details:

Listed by: Tobias Munk

Contact

Email

Phone