

STERLING RANCH

COLORADO



Premium Homesite For Sale

PROVIDENCE VILLAGE, LOT 228
8090 COKEDALE CIRCLE LITTLETON, CO 80125

2.3 Acres | \$795,000



Contact for more information
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Custom Crafted, Your Way

Lot Details:

- Address: 8090 Cokedale Circle
Littleton, CO 80125
- Village: Providence Village – Filing
6A, Lot 228
- Lot Size: 2.3 acres
- Lot Offered at: \$795,000

Lot Highlights:

- Westernmost lot in this section of Providence Village for a more open, less crowded feel.
- Irregular, triangular lot shape that allows for creative site design and unique outdoor living spaces.
- In close proximity to the Waterton Road corridor, offering excellent connectivity to US 85 and the greater south metro area.
- 2.3 acres, providing ample room for a spacious residence, generous yard, outdoor amenities or ADU.

An Exclusive Opportunity

These are the only acreage homesites in **Sterling Ranch**, giving you the exclusive opportunity to build your custom home with thoughtful design in this award-winning master-planned community. A rare opportunity.

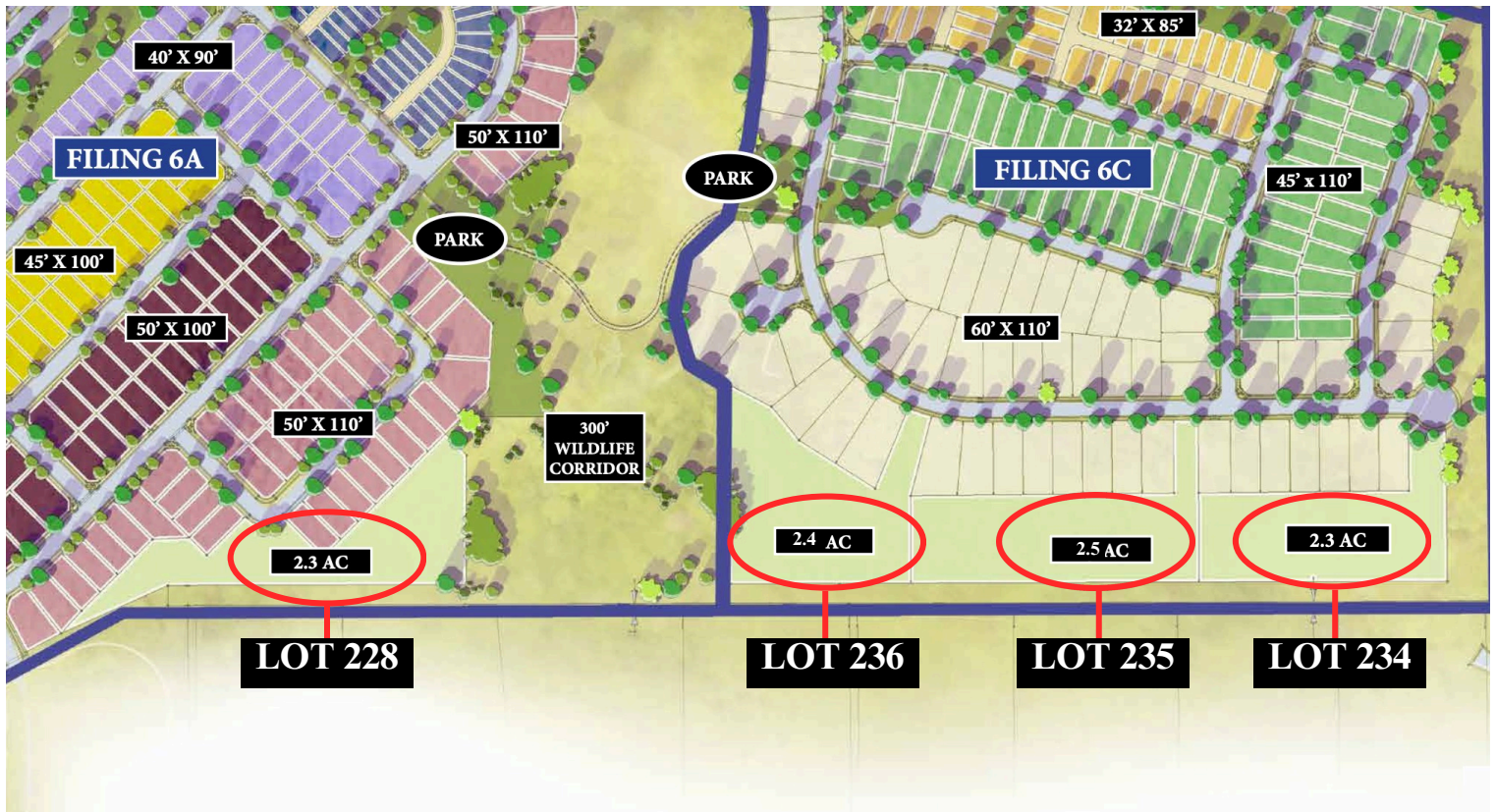
Sheffield Homes serves as the designated builder for these four premium lot opportunities. Sheffield Homes is Colorado's premier custom builder with 40+ years of experience crafting energy-efficient, luxury residences across the Front Range. Partner with Sheffield to create a timeless home that blends Sterling Ranch's modern lifestyle with your unique vision.

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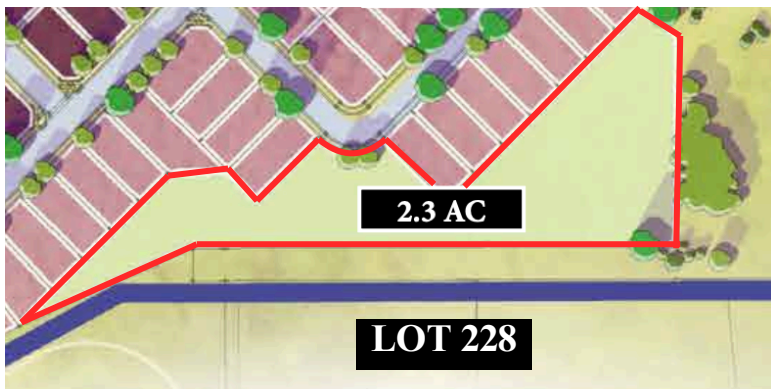


*Artist's renderings are for creative inspiration only and do not represent actual views, lot conditions, or final build outcomes. Please verify site specifics and design guidelines.

FOUR HOMESITE OPPORTUNITIES



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Sterling Ranch's amenities are designed to quietly elevate day-to-day living, from wellness to connectivity. The *Overlook Clubhouse* in Providence Village offers a 4,900-square-foot social and fitness hub, with a Great Hall, catering kitchen, fitness center, pool, and outdoor pavilions for gathering and events.

The *Sterling Center* brings boutique urban convenience home with a coffeehouse, brew pub, medical and dental care, physical therapy, banking, and regular community events and food trucks—so a refined, social lifestyle is always close at hand.

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