

# STERLING RANCH

COLORADO



## Estate Homesite For Sale

ASCENT VILLAGE, LOT 234  
8599 YELLOWCRESS STREET, LITTLETON, CO 80125

2.3 Acres | \$725,000



Contact for more information

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## An Expansive Homesite with Sweeping Colorado Views.

### Lot Details:

- **Address:** 8599 Yellowcress Street, Littleton, CO 80125
- **Village:** Ascent Village – Filing 6C, Lot 234
- **Lot Size:** 2.3 acres
- **Lot Offered at:** \$725,000

### Lot Highlights:

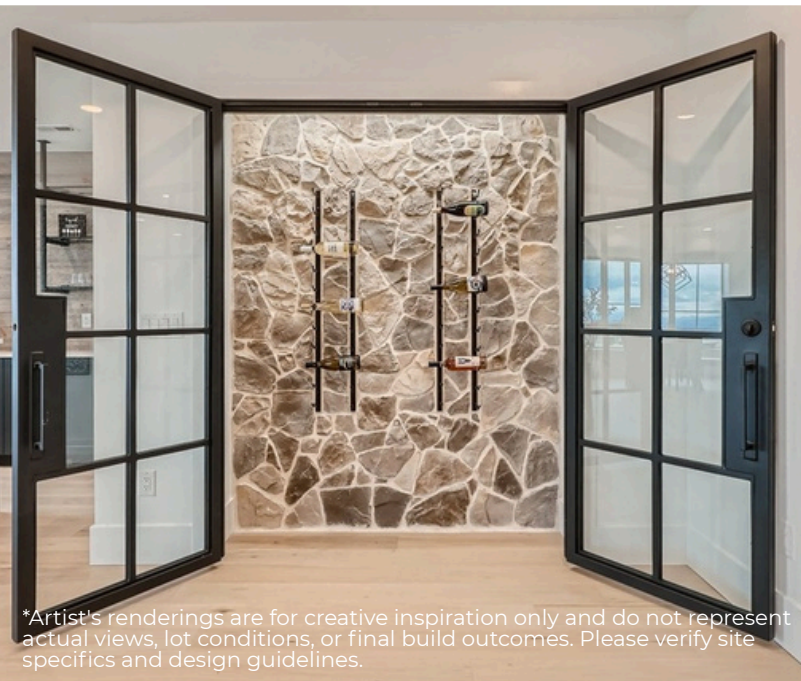
- **Expansive Buildable Area:** Large building envelope allows for a spacious home footprint and generous outdoor living.
- **Ideal Rectangular Homesite:** Clean lot shape supports efficient site planning and flexible architectural design.
- **Connected Colorado Living:** Minutes from Sterling Ranch parks, trails, and lifestyle amenities near Moore Road.
- **Panoramic Views:** Wide Colorado vistas create a dramatic natural backdrop for your custom home.



## An Exclusive Offering

**One of only four acreage homesites in Sterling Ranch**, this property offers the opportunity to build a custom estate within one of Colorado's most innovative master-planned communities.

**Sheffield Homes** is the exclusive builder for these estate lots. With nearly 50 years of Colorado homebuilding experience, Sheffield crafts thoughtfully designed, energy-efficient luxury homes across the Front Range.



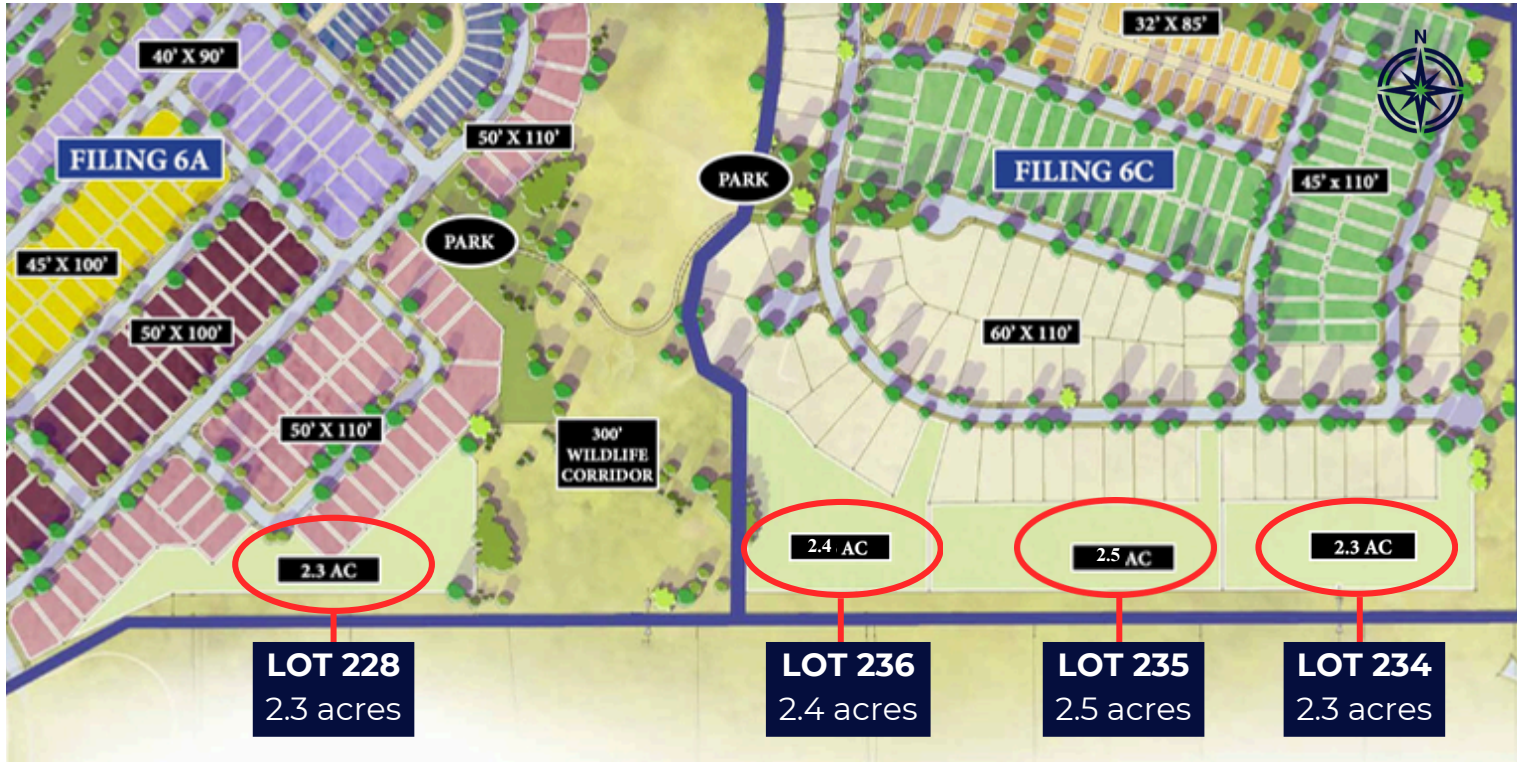
\*Artist's renderings are for creative inspiration only and do not represent actual views, lot conditions, or final build outcomes. Please verify site specifics and design guidelines.

Scan to Learn More



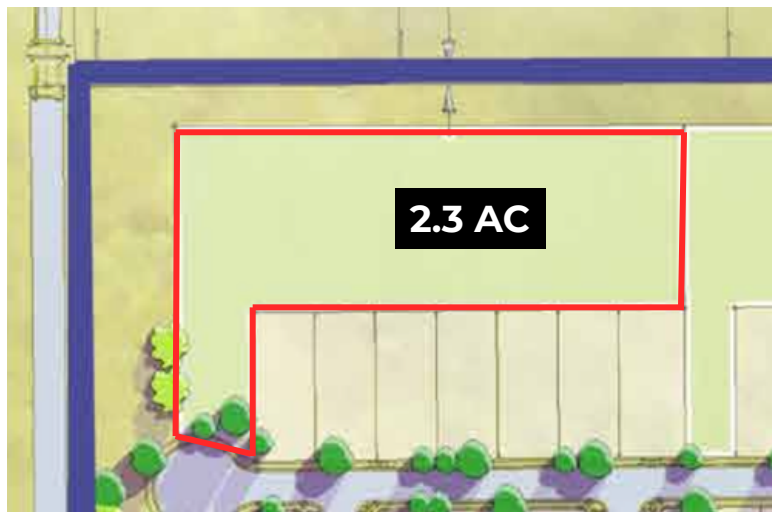
# Sterling Ranch Estate Homesites

A limited collection of four private acreage homesites located within Ascent Village at Sterling Ranch, minutes from trails, parks and amenities.



## Lot 234, Ascent Village

8599 Yellowcress Street, Littleton, CO 80125



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# Life at Sterling Ranch

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Estate living within a thoughtfully designed master-planned community.



## Overlook Clubhouse

Resort-style gathering spaces, fitness, and pool.



## Integrated Trail System

Miles of trails woven through preserved landscapes.



## Sterling Center

Walkable coffee, dining, and daily conveniences.



## Waterton Canyon Access

Direct access to open space and the South Platte.



## Fiber Internet

Community-wide gigabit connectivity.



## A Connected Colorado Lifestyle

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**Sterling Ranch** is designed to elevate everyday living through a thoughtful blend of outdoor recreation, community connection, and modern convenience.

From miles of scenic trails and direct access to Waterton Canyon to gathering spaces at the Overlook Clubhouse and walkable amenities at Sterling Center, the community offers a lifestyle rooted in both nature and neighborhood.

With preserved open space, curated events, and community-wide gigabit fiber internet, Sterling Ranch brings together the best of Colorado living and modern connectivity.

Scan to Learn More

