

# STERLING RANCH

COLORADO



## Estate Homesite For Sale

ASCENT VILLAGE, LOT 236  
**8633 YELLOWCRESS STREET, CO 80125**

2.4 Acres | \$775,000



Contact for more information

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## A Gently Sloping Homesite with Long-Range Vistas and Privacy.

### Lot Details:

- **Address:** 8633 Yellowcress Street, Littleton, CO 80125
- **Village:** Ascent Village – Filing 6C, Lot 236
- **Lot Size:** 2.4 acres
- **Lot Offered at:** \$775,000



### Lot Highlights:

- **Build-Friendly Terrain:** Gently sloping homesite ideal for a custom residence and outdoor living.
- **Long-Range Vista Views:** Expansive vistas across the surrounding landscape.
- **Private, Tucked-Away Setting:** A quiet, secluded setting within Sterling Ranch.
- **Connected Colorado Living:** Close to trails, parks, and community amenities with easy regional access.



## 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.

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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.

# 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 236, Ascent Village

8633 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.

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