



LISTING AGENTS

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 Westcliffe Home & Ranch



FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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388 S Price Park

Cotopaxi, Colorado 81223



\$1,375,000
 MLS #6852984

When it's time to unwind, this is the place...



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*This premier property, with custom home completed in 2020,
includes a stunning...*

3668 square foot residence on 35 acres with tremendous mountain views in every direction! As you enter the home you will immediately be drawn to the expansive windows that capture the mountains perfectly while allowing daylight to fill each room. The open floor plan flows effortlessly from the main living area into the dining area and kitchen. Chefs will enjoy the double oven, soft close drawers, and ease of serving on the island, or grilling outside on one of two patios. Those desiring rooftop dining will enjoy lounging on the incredible spacious 2nd floor deck. When it's time to unwind, you can retreat to the main floor primary suite. The en suite bathroom features a soaking tub, walk-in shower, and separate sink areas, along with 2 closets. A main floor guest bedroom is located across the home with a 3/4 bath adjacent. Head upstairs to enjoy a sunroom where you'll feel on top of the world. Then enter the private guest suite that your friends and family will adore. It comes complete with a full kitchen, living and dining areas, large bedroom, full bathroom, rooftop deck access, and secondary private entrance. If that wasn't enough, the home also includes a multi-purpose room with endless possibilities. Surrounded by large windows on 3 sides, this 609 square foot room would be perfect for hobbies, toys, or exercising. Location: Eagle Peak Ranch is conveniently located between the towns of Westcliffe (30 min.), Salida (45 min.), and Canon City (45 min.), Colorado. You will be in close proximity to Monarch Ski Area, the Arkansas River, and thousands of acres of public lands and trails. The subdivision has direct access to public (BLM) land. This property is fully fenced and cross fenced, ready for horses, including a pole barn with tack room. It truly is an oasis, nestled at the back of the subdivision, with the added bonus of bordering a conservation easement.



PROPERTY AT A GLANCE

35.10 Acres
3,668 SF Home, Built in 2013
3 Bedrooms and 3 Baths
Complete Private Guest Suite
2 Wood Stoves
Heat: Radiant Floors
2 Mini Splits (AC & Heat)
In-House Well w/Irrigation
Septic System
865 SF Attached 3 Car Heated Garage
Annual HOA Fees: \$500
2021 Taxes: \$2,106



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