

Grand Retreat

36.62 Acres

Fremont County, CO

\$899,900



HAYDEN  OUTDOORS

Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Hunting - Big Game & Small Game
Outbuilding/Barn/Shed/Shop
Timber
Wooded
State Hunting Unit: 691

Land Details

Address: 1312 Kerrs Hill Rd,
Cotopaxi, Colorado 81223, USA
Closest Town: Silver Cliff and Westcliffe
Total Acres: 36.62
Deeded Acres: 36.62
Zoning: rural residential
Elevation: 7469
Topography: Flat, slopping, mountains
Estimated Taxes: \$3,076.36 - 2023
Source of lot size: Unknown
HOA Dues: \$300

Building Details

Homes: 2
Homes: Stick-built
Style of Home(s): 2 story + basement, Spanish
Finished Sq. Ft.: 6,201
Bedrooms: 5
Full Bathrooms: 3
Half Bathrooms: 1
Three-Quarter Bathrooms: 1
Basement: Full finished
Parking Types: Attached Garage
Total # of Spaces: 2
Outbuildings: 1
Types of Outbuildings:
Quanset Hut- Insulated
Fence Type: Barbed Wire
Heating Systems: Radiant
Exterior Features: Spanish-style Stucco



Property Summary

“Stunning Spanish-style retreat on 36-acre lot in Wet Mountain Valley. 4,005 sqft main house w/4 beds, 3.5 baths, open-plan living & walkout basement. Adjacent guest house, oversized garage, and heated workshop. Perfect blend of luxury & seclusion.”

Land

The 36-acre property sits at the end of a secluded road, surrounded by a diverse landscape of rocky outcroppings, open meadows, and ponderosa pine trees. The terrain is dotted with game trails, offering a glimpse into the region’s natural habitat. The property is characterized by breathtaking views of the surrounding landscape, creating a sense of seclusion and tranquility. The absence of noise pollution and the presence of dark skies make it seem like the world has come to a standstill. The property is a haven for wildlife, including elk, deer, and turkeys, and the fresh mountain air is invigorating. The ride to town is a picturesque journey, offering a respite from the hustle and bustle of city life. What’s missing is the chaos of urban living, replaced by the peace and serenity of rural country life.





Improvements

Escape to the serene Wet Mountain Valley and discover this stunning Spanish-style retreat nestled on a breathtaking 36-acre lot. As you step inside, you'll be greeted by the grand entrance with a curved oak staircase and balcony overlooking the 2-story tiled foyer. The expansive 4,005 square foot floorplan boasts four spacious bedrooms and three and a half baths, including the luxurious master suite with an adjoining bonus room.

The heart of the home is the open-plan living space, where you'll find a living room with soaring vaulted 10' ceilings and large arched windows framing the breathtaking mountain views. The adjacent kitchen, dining room, and living area flow seamlessly together, perfect for entertaining friends and family. Granite countertops and new stainless steel appliances make cooking a pleasure, while the spacious walkout basement offers a large living area, two bedrooms, and two additional bonus rooms.

Adjoining Guest House: Offering endless opportunities!

- 2,200 square foot studio with its own kitchen, living room, and bedroom
- Insulated concrete forms construction for energy efficiency and durability
- Solar in-floor heat system for economical heating
- Perfect for an in-law suite, side-business, or rental income opportunity

Oversized Garage: Wait...did I say "oversized?" It's HUGE at 1,000 sqft (28 x 36). It's insulated and finished in case someone wants to heat or cool it!

- 2-car garage with ample storage space for cars, tools, and hobbies
- Connecting the two homes, providing easy access to both residences

Heated Workshop:

- 1,500 square foot space perfect for DIY enthusiasts, entrepreneurs, or hobbyists
- Ideal for woodworking, metalworking, or any other creative pursuit
- Heat lamp provides comfortable working conditions year-round



Improvements

Additional Features:

- Professionally landscaped yard with mature trees and garden areas
- Solar panels on the roof provide additional energy savings

Investment Opportunities:

- Potential for rental income from the guest house or workshop
- Side-business opportunities abound in this unique property

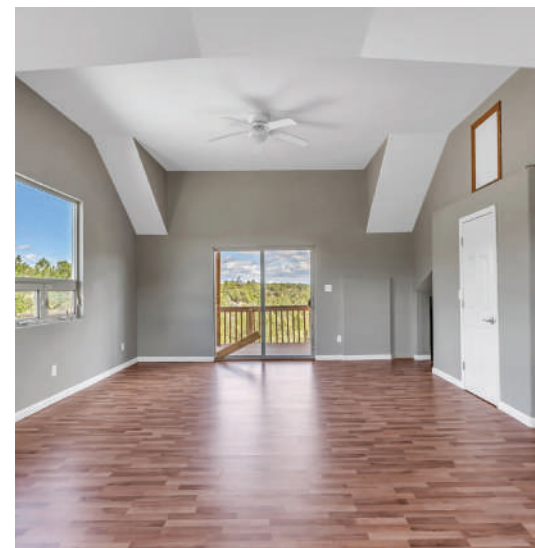
Level	Name	Dims	Level	Name	Dims
Main	Bath 3/4	5.5×6	Lower	Craft/Hobby	13.5×11
Main	Bedroom	13×9	Lower	Craft/Hobby	10.5×11
Main	Dining	13.5×10.5	Lower	Family	27×15
Main	Kitchen	14×10.5	Upper	Bath Full	16×10
Main	Living	21×14	Upper	Bedroom	21×13
Main	Mud	9×2.5	Upper	Sitting	17×10.5
Main	Office	14×10.5	Other	Bath Full	13×7
Lower	Bath 1/2	7.5×2.5	Other	Bedroom	14×11
Lower	Bath Full	8×5	Other	Dining	11×10
Lower	Bedroom	11.5×11	Other	Great Room	35×18
Lower	Bedroom	10.5×10	Other	Kitchen	13×12

Recreation

The area surrounding the property offers a wide range of recreational activities, making it a paradise for outdoor enthusiasts. Hunting enthusiasts will appreciate the numerous hunting units in the general area, providing ample opportunities to pursue a variety of game species.

Anglers will be thrilled by the world-class fly fishing opportunities on the Arkansas River, known for its white water rafting and world-class fly fishing. Winter sports enthusiasts will enjoy skiing at Monarch Ski Resort, which boasts Colorado's famous "Powder" snow. The resort offers a range of trails for skiers and snowboarders of all skill levels.

The surrounding mountains offer a wealth of opportunities for hiking, mountain climbing, and scenic driving. Bishops Castle, a unique rock formation, is a popular destination for hikers and climbers. The area is also home to 52 high-country lakes, nestled in the stunning mountains of the Sangre De Cristos.





Recreation

Visitors can also explore the famous Royal Gorge Bridge, a steel suspension bridge that spans the Arkansas River. For those seeking a more leisurely experience, the Rainbow Trail offers horseback riding and ATV riding opportunities through the beautiful mountains.

Overall, the area surrounding the property offers a diverse range of recreational activities, making it an ideal destination for outdoor enthusiasts.

General Operations

Imagine waking up each morning to sweeping mountain views, surrounded by nature's beauty. This incredible retreat offers the perfect blend of luxury and seclusion, making it the perfect escape from the hustle and bustle of everyday life. With its impressive size, stunning architecture, and serene surroundings, this property is truly one-of-a-kind. All that's missing is you – come and make this incredible mountain estate your dream home today!

Location

Nestled in a serene part of the countryside, this property is conveniently situated just 20 minutes away from the charming towns of Westcliffe and Silver Cliff. Here, residents can indulge in fantastic shopping, stock up on groceries, and relish fun dining experiences. Further afield, Florence and Canon City, home of the famous Royal Gorge, can be reached in 45 minutes, while a scenic one-hour drive takes you to Salida, where a plethora of amenities await. For those traveling by air, the property is about 1.5 hours' drive from the Colorado Springs Airport, providing both convenience and accessibility.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."

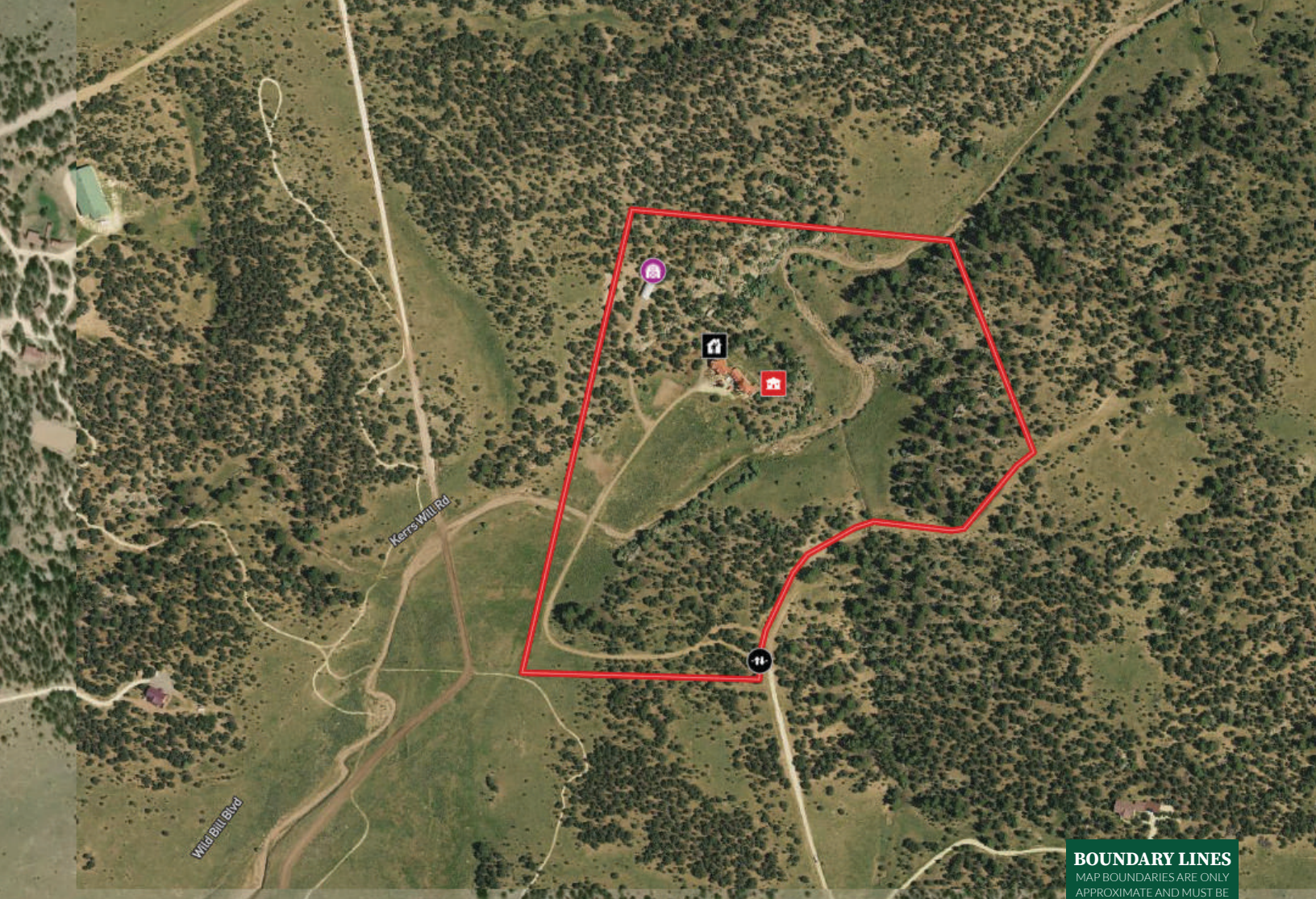


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

Boundary Main House Foreman's House Barn Gate



Twila Geroux

Broker Associate, Licensed in CO
 Twila@HaydenOutdoors.com
 719.371.4344

**HAYDEN
OUTDOORS.[®]
REAL ESTATE**

