

SHEEP MOUNTAIN ESTATE

40 ACRES | GRAND COUNTY, COLORADO




HAYDEN
OUTDOORS
REAL ESTATE





OVERVIEW

LAND

IMPROVEMENTS

LOCATION

OVERVIEW





WELCOME TO

SHEEP MOUNTAIN ESTATE



QUICK FACTS

40 Acres

Custom Home

Fishing Pond

9,000 ft Elevation

Hunting

Recreational

Residential

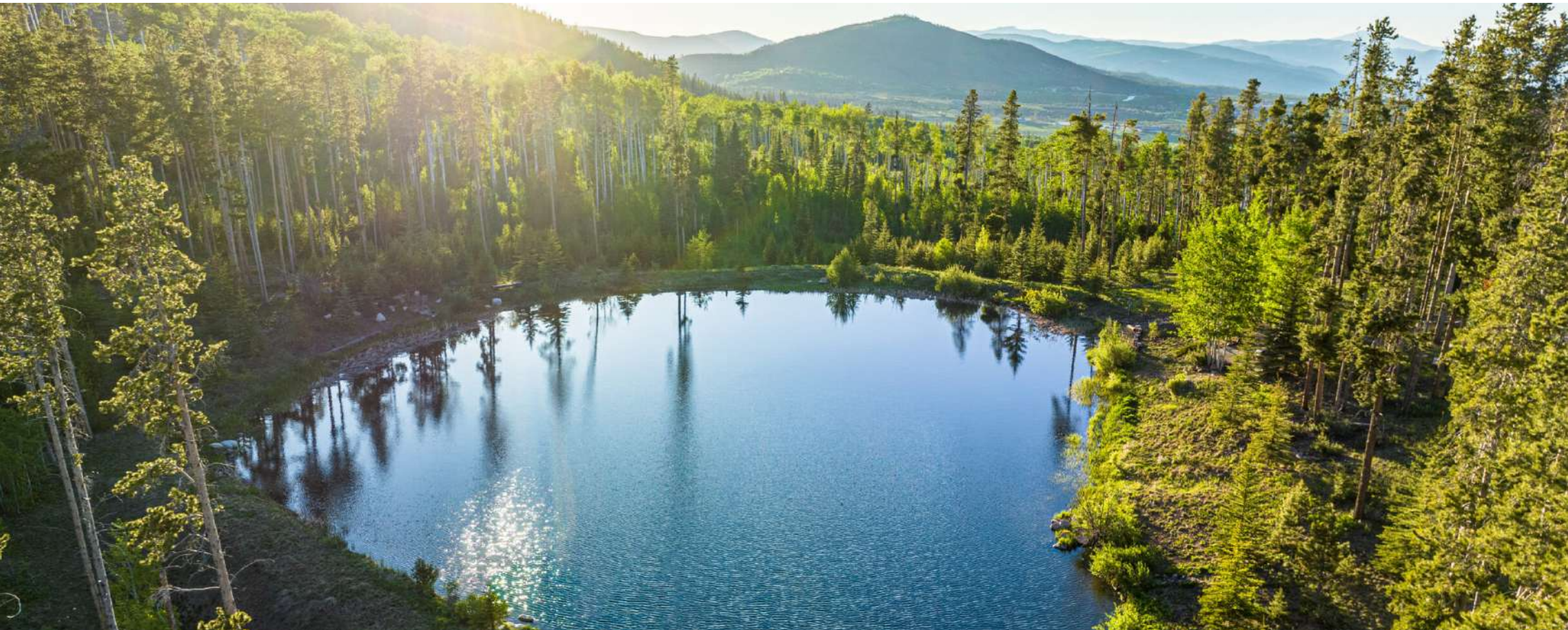
Waterfront

Nestled at the end of a secluded road in the Fraser/Winter Park Valley, Sheep Mountain Estate is one of the most coveted properties in the valley. This magnificent estate offers unparalleled views, a sprawling custom home, a guest residence, a fishing pond, all set on 40 acres of breathtaking landscape that seamlessly blends into the surrounding national forest. It's an oasis of natural beauty and refined living, where luxury meets wilderness.

LAND



At an elevation of 9,000 feet, the land itself is a natural paradise, with a diverse and healthy mix of lodgepole pines, spruce, and aspen trees. A private pond filled by an absolute water right, is stocked with rainbow and tiger trout, and a beautiful waterfall add to the property's charm. Wildlife sightings are a daily occurrence, with elk and moose frequently passing through. The national forest bordering the property offers endless opportunities for hiking, biking, hunting, and winter sports.



IMPROVEMENTS





The estate's 7,841 square foot main home (5,186 finished living space) exemplifies craftsmanship and elegance, boasting five bedrooms, four bathrooms, a loft, and extensive outdoor living spaces. Enter through a custom doorway to find exquisite wood floors, large wooden beams, and masonry that highlight the home's quality. The kitchen is a chef's dream, equipped with Wolf appliances, an elevated wood-burning cook fireplace, massive beams, 16-foot windows, and a walk-in pantry. The living room features a floor-to-ceiling moss rock fireplace and custom iron gate doors, creating a warm and inviting space.

▶ FEATURES

ATV/Off Road

Borders Public Lands

Cycling/Mountain Biking

Fishing

Hiking/Climbing

Hunting - Big Game

Outbuilding/Barn/Shed/Shop

Pond/Lake

Skiing/Snowmobiling/Snow Sports

Stream/River

Water View

State Hunting Unit: 28



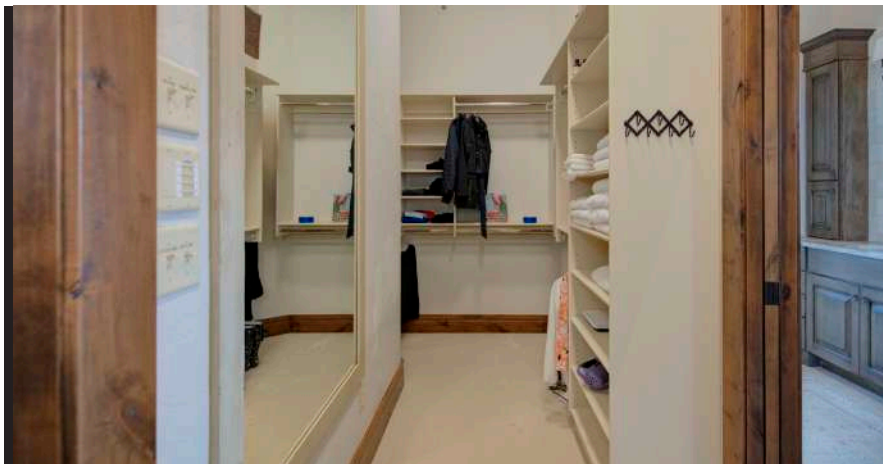
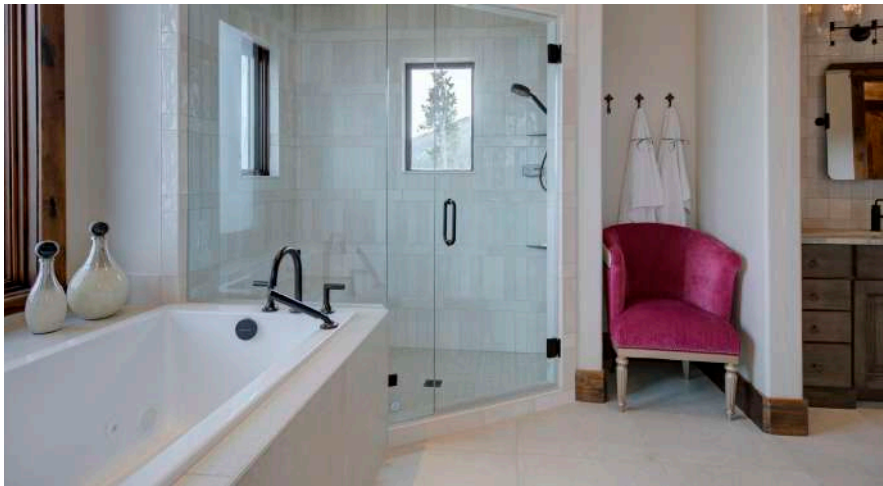


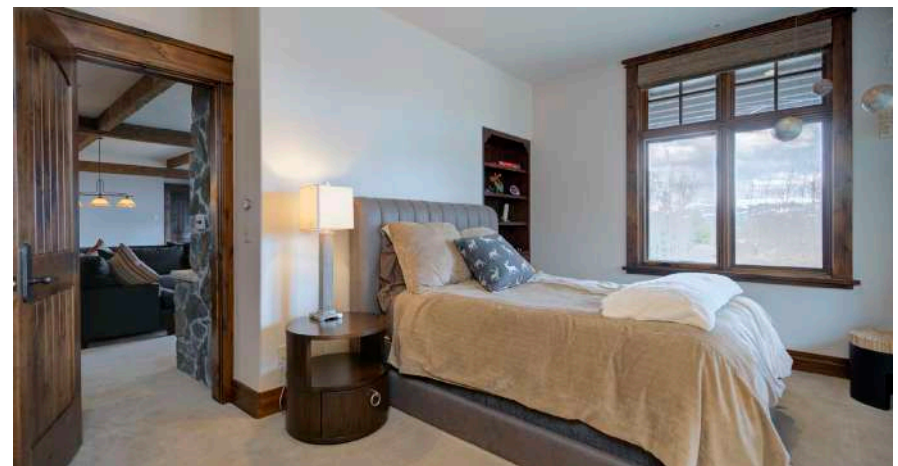
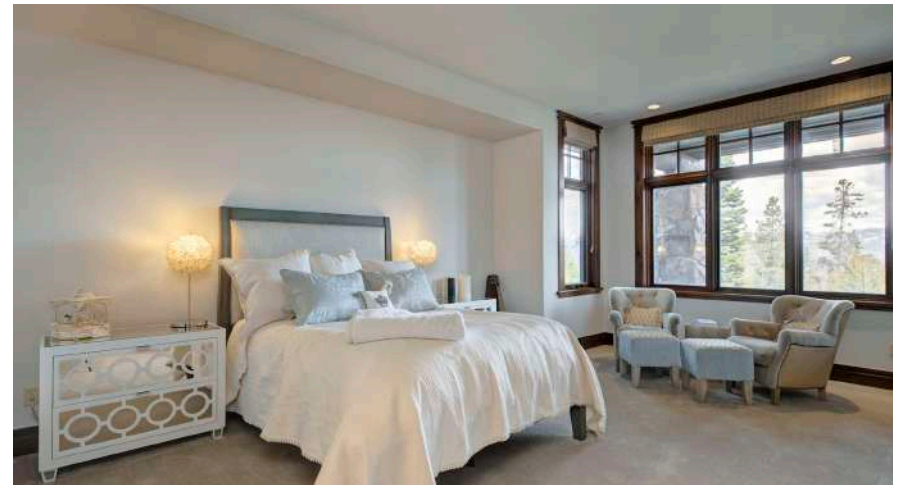


The master bedroom offers a private deck, fireplace, vaulted ceilings, and 180-degree views of white-capped peaks, along with a two-sided walk-in closet, custom steam shower, and a jetted tub. The home is tastefully furnished, with furnishings optionally included in the sale. Additional amenities include an oversized mud/laundry room and a three-car garage with 10-foot doors. The outdoor living spaces are equally impressive, with a hot tub area, custom water features, and fire pits offering possibly the best views in all of Colorado.











The estate's guest home, situated above the detached garage, provides an additional 1,416 square feet of living space, comfortably sleeping 8-10 people with its two bedrooms and two bathrooms. This guest area overlooks the pond and natural surroundings, while downstairs, a four-bay shop offers ample space for recreational equipment, complete with a ski locker. Equipment is included in the sale, making it easy to enjoy all the outdoor activities available right from your doorstep.

LOCATION

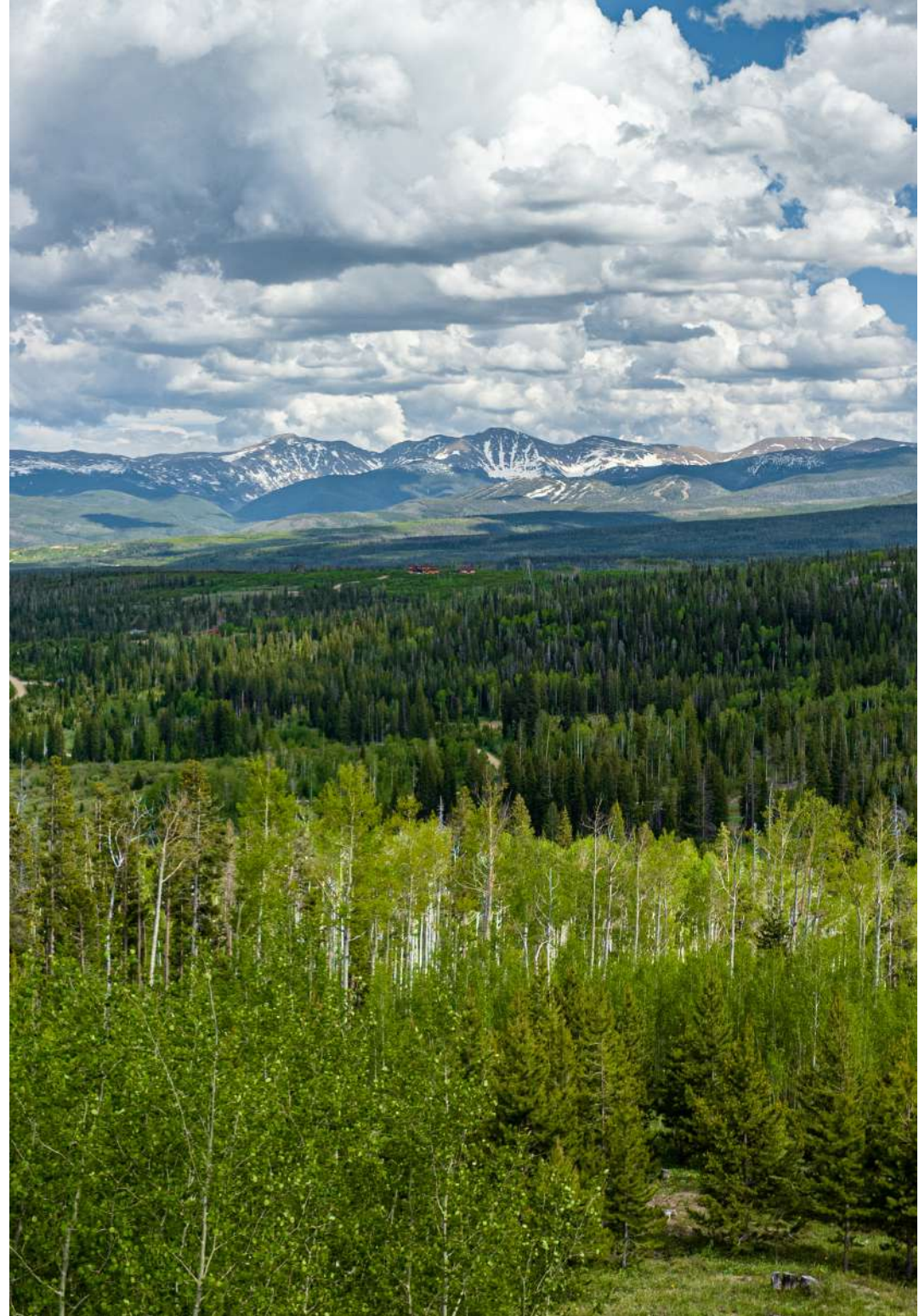




Located just behind the high-end community of Pole Creek Estates, the estate is just down the road from Rocky Mountain National Park and Winter Park Ski Resort, and perfectly situated. It's a mere two-hour drive from Denver International Airport and downtown Denver, and 20 minutes from the local airport.

Winter Park, Colorado, is a picturesque mountain town renowned for its world-class ski resort, stunning natural beauty, and vibrant outdoor recreation scene. Winter Park offers a blend of small-town charm and access to a wide range of activities, including skiing, snowboarding, hiking, mountain biking, and golfing at the nearby Pole Creek Golf Course. The area is surrounded by lush forests, clear lakes, and towering peaks, making it a year-round destination for nature enthusiasts and adventure seekers alike.

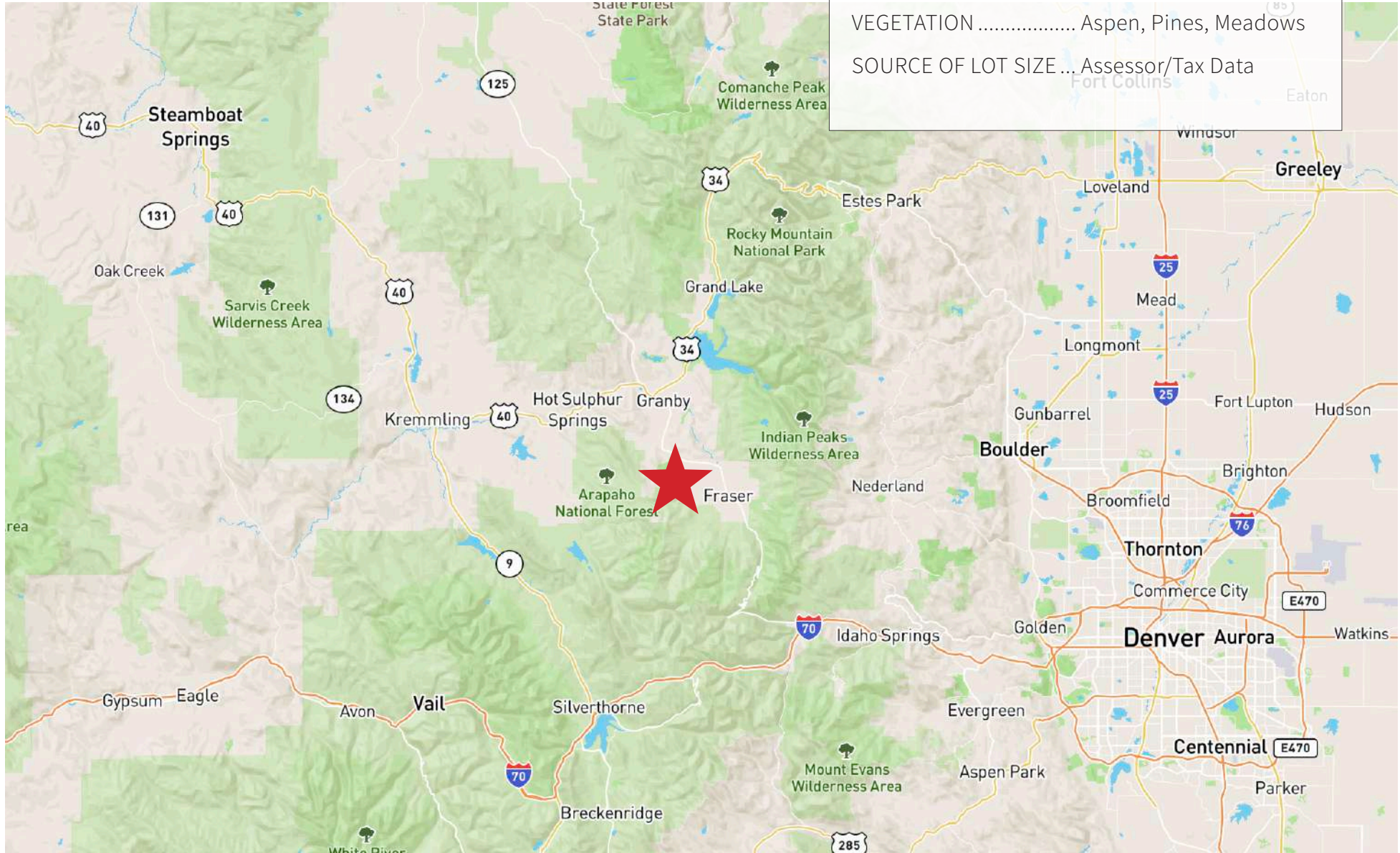
Sheep Mountain Estate is more than just a property; it's a lifestyle. Don't miss the opportunity to make this legacy estate your own and create a lifetime of memories in one of Colorado's most stunning locations.

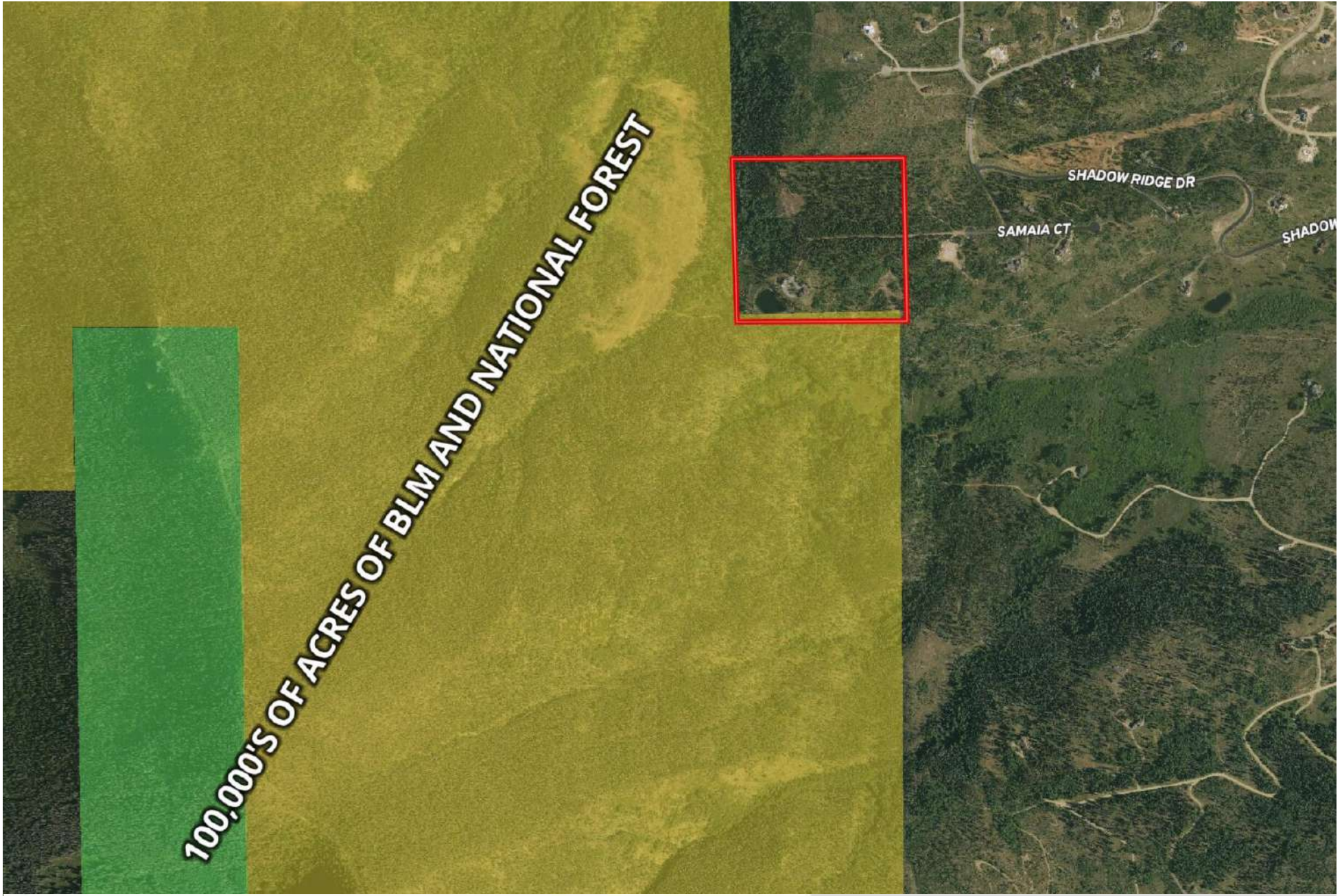


MAPPING

PROPERTY

TOTAL ACRES..... 40
TOPOGRAPHY..... Usable Mountain Terrain
VEGETATION Aspen, Pines, Meadows
SOURCE OF LOT SIZE ... Assessor/Tax Data





-  Boundary
-  Forest Service
-  State Land
-  Fish and Wildlife
-  National Park
-  Other
-  BLM
-  Local Government



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