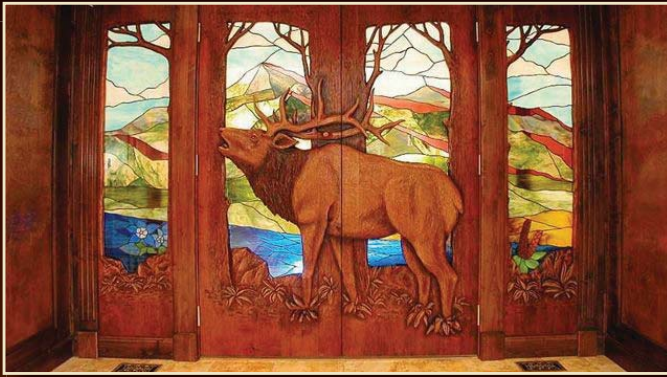


COLORADO MOUNTAIN RANCH FOR SALE



Sunrise Ranch

247+/- ACRES ~ NOW OFFERED AT \$4.995M

1 HOUR WEST OF COLORADO SPRINGS

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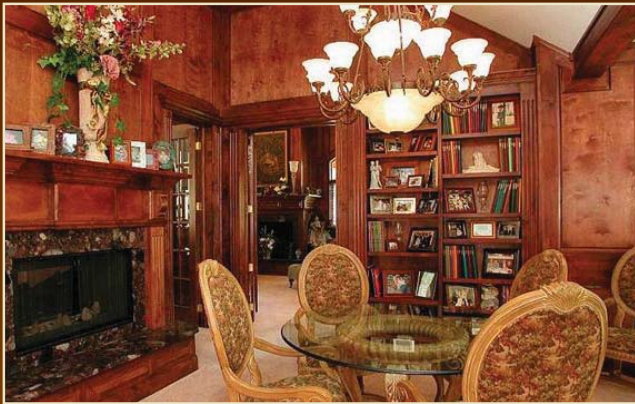
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Vicki Garrisi ~ Broker Owner

LUXURY COLORADO MOUNTAIN LODGE - STOCKED POND - (3) GUEST HOMES

CUSTOM WOODWORK THROUGHOUT



MAIN LODGE - 9,780 +/- SF



STOCKED TROUT POND WITH WATER RIGHTS

(3) CUSTOM CABINS



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Vicki Garrisi ~ Broker Owner
Vicki@truewestcolorado.com

LUXURY COLORADO MOUNTAIN LODGE - STOCKED POND - (3) GUEST HOMES

Sunrise Ranch exemplifies luxury living in the very heart of Colorado! Experience this expansive mountain estate, nestled in a private valley and surrounded by towering pines and aspens. Its delightful location is just the beginning. Sunrise Ranch will astound you with its craftsmanship and elegance. Its structures encompass over 15,000 square feet, including a main lodge, three guest homes, workshop, root cellar, playhouse and tipi. The main lodge, built with split cedar and native Colorado red rock, is perfectly situated to overlook the glistening 1.5 acre stocked pond, the meandering pathways, spacious multi-level decks, fishing platform and manicured lawn. Enter its grand foyer and main living area through an unforgettable masterpiece – two hand-carved doors designed with a bugling elk and surrounded by colorful stained glass depicting scenes of the ranch. Find an open floor plan (large rooms, high ceilings and a grand stairway) enhanced with rich alder and birch walls and crown moldings, built-in cabinetry, marble and granite countertops, numerous fireplaces, large windows and an elevator for all (3) levels. Attention to detail is a hallmark of every finish. Between the main lodge and guest homes, you can comfortably accommodate up to thirty (30) family, friends or business associates - from formal get-togethers to private escapes, to exploring its 247+ acres. Revel in a terrain as diverse and dramatic as any in the Colorado back country. Whether you hunt, hike, mountain bike, or ATV along the jeep trails; you will see a forest alive with wildlife and alpine timber, unique rock outcroppings and unforgettable mountain vistas. The property is gated and very private yet located just 20 minutes from city amenities. Its high mountain climate allows you to partake in outdoor adventures, explore its rich history and enjoy its beauty year-round. Sunrise Ranch is the Colorado mountain retreat you will be proud to call home - a place to make memories and live life to its fullest!



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