



Central Colorado Mountains  
Recreational Ranches ~ Land ~ Homes ~ Cabins

## Colorado Ranches For Sale

TrueWestColorado.com

CabelasTrophyProperties.com

E-Mail: [Info@TrueWestColorado.com](mailto:Info@TrueWestColorado.com)

719.687.9200

821 W Lafayette Ave, Ste 100, Woodland Park, CO 80863

## Sunrise Ranch

## Property Information & Features

### Mountain Lodge ~ Elegant & Private ~ Stocked Pond ~ (3) Guest Homes

Florissant, Colorado ~ Teller County

### Land Features

247.85 Deeded Acres

1.5 Acre Spring-Fed Pond – (approximately 15' Deep w/ aerator)

Grape Creek Frontage (Seasonal - Intermittent)

Formerly a potato farm

Small fresh water spring on property

Private Valley – Treed w/ Pine (Fir, spruce, Ponderosa) and Aspen

Mountain Vistas from High Points

On Site Recreation: Hunting, Fishing, Camping, Hiking, ATV, Jeep Trails

Abundant wildlife including elk, deer, Canadian geese, wild turkey

Partial Perimeter Fencing – Barbed Wire

(3) Septic Systems w/ Lift system, Septic fields

(1) Domestic Well

Partial Covenants, Currently no HOA or HOA Fees

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### Overview of Improvements:

Accommodates up to (30) Family, Guests, Business Associates - Outstanding for entertaining

#### Main Lodge: 9,779 SF

5 BR / 6 BA, Attached 3-Car Garage  
6000+ SF Multi Level Deck & Fishing Platform  
Nightscape Lighting  
Outdoor Speakers

#### Guest Homes x 3:

2,264 SF "Buddy's Hideaway": 2 BR / 2 BA, Greenhouse, Attached 4-Car Garage  
1,250 SF "Poppy's Saloon": 1 BR / 1 BA, Billiard / Game Room, Saloon  
504 SF "The Playhouse": 1 BR / 1 BA

#### Workshop – 1,596 SF

#### Other:

Root Cellar – 120 SF  
Generator House for Backup Propane Generator (25 KW)  
Pump House for Pond  
Play House w/ Swing Set  
Tipi  
Professional Landscaping / Underground Sprinkler System  
Asphalt / Snow-Melt Driveway  
Gated (Solar) Entry

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### Main Lodge – Details

- Main level approximately 3660 SF
- Upper level approximately 2592 SF
- Lower level approximately 2244 SF
- Total SF = 9,779
- Unfinished SF = 910
- (10) fireplaces
- Elevator accessing all 3 levels
- Attached 3-Car Garage
- Approximately 547 SF of mechanical and storage space
- Flagstone and split log siding exterior
- Decorative hand-carved wood elk and bear on the side of the house by Craftsman Ken Bailey
- Approx 6280 SF of redwood deck w/ 6 levels and a fishing deck which hangs over the pond
- Outdoor wood burning fireplace
- (3) 1000 gallon propane tanks
- Zoned heating and cooling – (3) Furnaces, (2) A/C Compressors
- Teledyne Lars Mighty Therm 500,000 BTU Boiler
- (3) 100 gallon hot water tanks and (6) pressure tanks
- Satellite System
- (6) Phone Lines

### Entry – Main Level

- Flagstone walkway, Covered entry and front porch with recessed lighting
- Double Front Door: Hand-carved wooden bulging elk w/ inlaid stained and leaded glass depicting scenes of the Ranch by Craftsman Ken Bailey

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- Marble floored entry foyer
- Recessed lighting
- Double beveled glass French Doors to the Butler's Pantry off the kitchen
- Double beveled glass French Doors to powder room and side entry which walks out to deck
- Custom alder and birch paneling with crown molding and wainscoting

#### Dining Area – Main Level

- Formal Dining off the entry foyer
- Double French glass doors walk out to deck
- Crown molding
- Chandelier
- Recessed lighting
- Built-in speakers

#### Great Room – Main Level

- Floor to ceiling windows offer spectacular views
- Massive stone gas fireplace with custom-made hand-crafted iron doors, stone hearth and wood mantel  
– could be converted to wood-burning unit
- Cathedral vaulted ceiling (24'), beams with wainscoting
- Custom alder and birch paneling with wainscoting
- Elaborate walk-behind wet bar - granite counter tops, built-in cabinetry, Sub-Zero refrigerator, wine cooler, Fisher & Paykel double drawer dishwasher, Marvel ice maker
- Area for built in large screen TV
- Built-in bookshelves
- Southeastern exposure with beautiful views overlooking pond, deck and woodlands
- Double French glass doors walk out to deck

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- Electric and manual window shades
- Ceiling Fans
- Recessed lighting
- Built-in speakers
- Carpeting
- Grand staircase w/ marble shelf for art sculptures leads to Loft overlooking the Great Room

#### Kitchen – Main Level

- Double swinging 6 panel solid wood doors from entry foyer to kitchen
- Cozy, Eat-in Kitchen Nook next to Fireplace
- Stone gas fireplace w/ wood mantel, stone hearth (could be converted to wood burning unit)
- (2) Sub-Zero refrigerators
- Sub-Zero double refrigerator drawers
- Dacor Professional 6-burner stove with (2) ovens
- Dacor double convection built-in oven
- Dacor warming drawer
- Built-in Sharp microwave
- (2) Asko dishwashers
- (2) Kitchen-Aid trash compactors
- Granite counter tops
- (2) sets of inset double sinks with Grohe faucets and garbage disposals
- ISE 190 degree hot water on tap
- Cherry cabinetry
- Carpeting
- Crown molding
- Walk-in Pantry
- Built-in desk and bookshelves

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- Wide wood blinds
- Double glass French doors walk-out to built- in Thermador Grill on front porch

#### Butler's Pantry – Main Level

- Double beveled glass French Doors to Butler's Pantry from the entry foyer
- Sink
- Granite counter tops
- Marble floor
- Cherry cabinetry
- U-line ice maker
- Dacor warming drawer
- Wide wood blinds

#### The Aspen Bedroom Suite – Main Level

- Bleached Aspen wood paneling
- Cathedral vaulted beamed bleached Aspen wood paneled ceiling
- Gas fireplace with marble surround, marble hearth and wood mantel
- Single French glass door w/ sidelights - walk out to deck
- Six panel solid wood doors
- Wide wood blinds
- Walk-in closet
- Luxury bath w/ private water closet, marble counter tops, (2) sinks, jetted tub, steam shower& linen closet

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#### Kid's Room – Main Level

- Double glass paneled doors
- Vaulted beamed ceiling
- Six panel solid wood doors
- Recessed lighting
- Built-in speakers
- Wide wood blinds
- Ceiling fan
- Carpet
- Half bath connects to full bath

#### The Bear Bedroom Suite – Main Level

- Vaulted beamed ceiling
- Gas Fireplace with wood mantel and hearth
- Large picture window with beautiful views
- Single glass French door with 1 sidelight walks out to deck
- Six panel solid wood doors
- Recessed lighting
- Area for built in TV
- Built-in speakers
- Wide wood blinds
- Ceiling fan
- Carpet
- Walk-in closet
- Luxury bath w/ private water closet, marble counter tops, (2) sinks, jetted tub, steam shower

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#### Dog Room – Main Level

- Six panel solid wood doors
- Tile floor
- Built-in dog wash bathtub
- Single French glass door walks out to deck and fenced in dog yard
- Built-in storage cabinetry
- Recessed lighting

#### Mud Room – Main Level

- Six panel solid wood doors
- Tile floor
- Powder room with granite counter top
- Access to garage, dog room and kitchen

#### Garage – Main Level

- Three bays with electric garage door openers
- Built-in speakers
- Water spigot
- Houses Teledyne Lars Boiler

#### Loft – Upper Level

- Custom alder and birch paneling w/ crown molding and wainscoting
- Gas fireplace w/ view-through to master bedroom - granite hearth and wood mantel
- Built-in bookcase

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- Vaulted ceiling
- Chandelier
- Recessed lighting
- Closet with 8' double beveled glass paneled doors houses laundry chute

#### Master Sitting Room – Upper Level

- Eight foot double beveled glass doors
- Cathedral vaulted beamed ceiling
- Gas fireplace with granite hearth and wood mantel, can be converted to wood burning
- Wet bar with granite counter top, U Line ice maker, Sub-Zero refrigerator and coffee bar
- Huge windows with wide wood blinds
- Window seats
- Built-in cabinetry and bookshelves
- Area for built in TV
- Ceiling fan
- Carpet
- Double glass French doors walk out to balcony

#### Master Bedroom – Upper Level

- Two sets of 8' double beveled glass doors
- Huge windows with wide wood blinds
- Cathedral vaulted ceiling with beam with wainscoting
- Gas fireplace with marble hearth and wood mantel with view thru to loft
- Six panel solid wood doors
- Ceiling Fan
- Recessed Lighting

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- Carpet

#### Master Bathroom – Upper Level

- Double beveled glass doors
- Large whirlpool tub with marble surround
- Electric fireplace with marble hearth
- His and Hers showers with steam
- Heat lamp
- His and Hers private water closets (one has sink with marble top)
- Double sinks with marble counter tops
- Built-in cabinetry
- Wide wood blinds
- Six panel solid wood doors
- Recessed Lighting
- Carpet

#### Master Closet – Upper Level

- Walk-in with very high ceilings
- Built-in cabinetry
- Room to rotate clothes for off-season storage
- Connects to master bathroom and office

#### Office – Upper Level

- Eight foot double beveled glass doors

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- Huge windows with wide wood blinds offer great views
- Custom alder and birch paneling with crown molding and wainscoting
- Cathedral vaulted ceiling with beam with wainscoting
- Gas fireplace with marble hearth and wood mantel, can be converted to wood burning
- Built-in desk, cabinetry and bookshelves with marble counter tops
- Cabinet for built in TV
- Ceiling Fan
- Recessed Lighting
- Carpet

#### Family Room – Lower Level

- Stone gas fireplace w/ custom-made hand-crafted iron doors, stone hearth / mantel (could n be converted to wood-burning)
- Beamed ceiling
- Wet bar with granite counter top, U Line ice maker, Sub-Zero refrigerator and glass shelves
- Built-in cabinetry for TV
- Open area for game tables
- (5) sets of French glass doors - walk out to stone patio w/ beautiful views of the lawn, pond and woodlands
- Full bath, granite counter top
- Carpeting

#### Bedroom – Lower Level

- Nice view
- Wide wood blinds
- Walk-in closet

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#### Media Room – Lower Level

- Big screen with ceiling projector
- Performance stage with curtains
- Built-in speakers
- Electric fireplace
- Carpeting

#### Laundry Room – Lower Level

- Built-in washer and dryer
- Built-in cabinetry
- Sink
- Laundry chute delivery

#### Vault Room – Lower Level

- Concrete walls finished with drywall
- Telephone hook-up
- Carpeting

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### Guest Homes and Outbuildings – Details

#### Bubby's Hideaway – Guest House #1

- Kitchen w/ 6-burner Dacor cook top, Thermador double oven, warming drawer, microwave, dishwasher, 2 refrigerators, trash compactor, vaulted ceiling, stucco walls, carpeting, ceiling fan, recessed lighting
- Laundry room with washer and dryer, pull-down ladder to large storage area
- Large walk-in pantry
- Greenhouse with grow lights, built-in retractable hose, tile floor, skylights that open, door walks out to deck
- Full bath with shower on the main floor
- Expansive bedroom or living room on the main floor with vaulted ceiling, built-in shelves for TV and stereo, ceiling fan, carpeting, doors walk-out to deck
- Upstairs bedroom with beautiful views, cathedral vaulted wood ceilings, gas fireplace, ceiling fan, recessed lighting, custom built-in cabinetry, walk-in closet, walk-out to deck
- Full bath with steam shower, private water closet, built-in cabinetry
- 4-Bay Garage w/ Space for Storage or Workshop
- Large storage room with many closets
- (2) hot water heaters and 4 pressure pumps

#### Poppy's Saloon – Guest House #2

- Beautiful views
- Bedroom with loft, cathedral vaulted ceilings, huge windows, ceiling fan, recessed lighting, built-in storage, carpeting, wet bar with granite tops, refrigerator and microwave and full bath with granite

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- Game room with stone gas fireplace, wet bar with granite tops, ice maker and refrigerator, window seats, French glass doors walk out to patio, powder room with granite
- (1) hot water heater and furnace

#### Playhouse – Guest House #3

- Vaulted ceiling, ceiling fan, carpeting, French glass doors walk out to deck and steps leading to pond, full bath, closet, electric baseboard heating

#### Root Cellar

- Original door, lined with cedar panels, refrigerator and freezer, wonderful for wine storage

#### Generator House

- Backup generator powers on when electricity goes out, self tests once a week

#### Workshop

- 1,596 SF
- (1) 12' bay, (1) 9' bay, storage loft, side entry door

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