



**Sunrise Ranch, Teller County, Colorado, 247.85 Acres**

**\$3,980,000.00**

- Agriculture, Big Game, Equestrian, Fishing, House, Lake/Pond

Colorado Ranch for Sale! 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 & elegance. Its structures encompass over 15,000 square feet, including a main lodge, three guest homes, workshop, root cellar, playhouse & 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 multilevel decks, fishing platform & manicured lawn. Enter its grand foyer & 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 & a grand stairway) enhanced with rich alder and birch walls and crown moldings, built-in cabinetry, marble & granite counter tops, numerous fireplaces, large windows & an elevator for all (3) levels. Attention to detail is a hallmark of every finish. Between the main lodge & guest homes, you can comfortably accommodate up to thirty (30) family, friends or business associates - from formal gatherings to private escapes, to exploring its 247+ acres. Revel in a terrain as diverse & 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 & alpine timber, unique rock outcroppings & superb mountain vistas. The property is gated & 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 & enjoy its beauty year-round. Sunrise Ranch is the Colorado mountain retreat you will be proud to call home.

**Main Info**

- Postal / Zip Code : 80816
- Lot Size Acres : 247.85 Acres
- State / Province : Colorado
- Dwelling : Yes
- County : Teller
- (Assessor) Parcel Number : 45212000010
- Closest City : Florissant

**Home Info**

- Year Built : 2000
- Building Features : Outbuildings, Dog Kennel/Run, Other Storage
- Square Feet Main House : 9779 square feet
- Baths : 4
- Bedrooms : 5
- Half Baths : 2
- Elevation : 9150

**Taxes**

Tax Year : 2017

Estimated Taxes per year are \$9,918.00

Lengthy â€“ please call Listing Broker

#### Broker Info



#### **Vicki Garrisi**

**True West Properties**

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Vicki Garrisi, Owner Broker of True West Properties, has lived and recreated in the great Rocky Mountains of Colorado since 1995. Born and raised in Maryland, she spent her early years on the waters of the Chesapeake Bay and the Appalachian Mountains of Western Maryland. A career in sales gave her the opportunity to work with diverse mix of clients from US corporations to farm & ranch businesses on the Eastern Plains and Western Slope of Colorado. A passion for the outdoors, strong connection to the mountains and love of the Old West and its history led her to a career in mountain real estate. Vicki believes every piece of land is just as unique as the person seeking it. She is dedicated to helping others find just the right property to meet their mountain lifestyle and recreational needs.

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