

ORENDA RANCH

Beauty and Serenity at its Best!

Surrounded by pristine ponderosa pine forest and looking out to the panoramic snowcapped Sangre de Cristo Mountain Range, this 3,390 sq. ft. 3-bedroom, 3.5-bath custom home on 35.67 acres with seasonal creek is built for comfortable mountain living and is a dream come true!

Special Features include:

- Spacious open floor plan with 22 ft ceilings in the kitchen, living and great room area.
- Custom kitchen with granite counter tops, hickory cabinets, huge island with gas range and quality appliances.
- Impressive great room with saltillo tile, rock fireplace with half log mantle and oversized windows offering tremendous mountain views.
- Private office upstairs overlooking the great room.
- High speed internet available.
- 2 guest bedrooms on main floor with shared bathroom.
- Main level family room with southwestern fireplace and pine plank flooring.
- In floor radiant and baseboard heating with high efficiency boiler installed 2 years ago.
- Spacious main level master suite with outstanding mountain views, cherry hardwood plank flooring and beautiful master bath complete with jetted tub, steam shower and tile flooring.
- Energy efficient – complete retro-fit spray foam and cellulite insulation in ceiling and walls in 2015.
- Oversized 577 sq. ft. attached garage.
- 2,016 sq. ft. Barnmaster barn that includes a heated bunk room, tack area and office along with an additional garage area, hay and feed storage and corral.
- 22 KW Generac backup generator that will operate the entire house and barn installed 18 months ago.
- 20 ft x 20 ft detached garage for your ATV's and equipment.
- 8 ft x 8 ft "critter proof" storage shed with cedar shelves.
- Oversized wrap around deck with built in barbeque grill looking out to the mountains.
- Waterfall feature and professionally landscaped area with watering system.
- Private access to over 65,000 acres of BLM/Nat'l Forest and Grape Creek, an outstanding trout stream.
- Great access to the Sangre de Cristo Mountains and San Isabel Nat'l Forest with 52 high mountain lakes and miles of streams offers endless opportunities for the outdoor enthusiast.
- Only 1.5 hours from Colorado Springs and 2.5 hours from Denver Colorado.

Offered at **\$849,900**

To experience this remarkable property, contact Bob Joslen Jr. at Wild West Properties.

*Additional adjacent 35 acres available for **\$169,900**

WILD WEST PROPERTIES, LLC

BOB JOSLEN ~ OWNER/BROKER

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