

18601 Sims Mesa Rd.

Montrose, CO 81401



Gary Pearson
Regional Vice President
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PROPERTY DATA

LOCATION AND ACREAGE

This country estate offers spacious, gracious living just south of Montrose, CO ... the hub of year-round outdoor activities. Located on Sims Mesa Road, this country home with 3.66± acres is just ten minutes SW of town on an all-weather road, but even closer to public lands. The city of Montrose offers major shopping, hospital, airport, police & fire protection, public schools, golf courses, lodging and fine restaurants. Grand Junction is 65± miles NW, which is located 250± miles from Denver to the east and Salt Lake City to the west.

- This elegant property offers gorgeous views of the forests and grasslands of the entire Uncompahgre Plateau, Grand Mesa and night-lights of Montrose. Its 3.66± acres encompasses two fenced & irrigated pastures with a small pond and surface water rights. The landscaping boasts fruit trees, mature shade trees, playhouse/shed, and lawn areas with a sprinkler system. Special amenities include an outdoor waterfall fountain and a spectacular 1400± sf deck with built-in seating and shade. The wrap-around deck offers lovely setting for parties and comfortable viewing of beautiful sunrises & sunsets as well as fabulous star-gazing.

- Zoned for residential/farm, this ideal property offers the best of both worlds. An elk ranch borders the property and other wildlife abound. Public reservoirs, blue-ribbon trout streams, and a wealth of public lands nearby offer a myriad of outdoor activities. In fact, you can ride your horse or drive your ATV directly from the barn to access public lands 1.5± miles away.

PROPERTY IMPROVEMENTS

Originally built in 1979, this 4,040± sf elegant home is faced in stone with a new metal roof installed in 2005. The expansive southwest wrapping deck is covered with easy-care Trex Deck material and features an Ipe wood (iron wood) shade structure outside the kitchen area and built-in seating along its full length. Geothermal heating and cooling was added in 2002 and the driveway was paved in 2006.

- The gracious home features a large master suite on the main floor plus two bedrooms & bath upstairs with a craft room or 4th bedroom over the 2½-car attached garage. An extra ½-bath between the kitchen & garage brings the total up to 2½ baths on a septic system. The terrific floor plan highlights a dramatic 800± sf sunroom with cathedral ceilings & hot tub along with a dream kitchen with granite counters, oversized pantry, Jen Air electric cook top & accessories, wall oven, microwave, refrigerator, and much more. A formal dining room, living room, study/office, and laundry area complete the main floor. All window and floor coverings are high quality and tasteful.

- Built in 2004, the separate barn measures approx 36' x 40' and is also faced in stone. It features a treated concrete floor, built-in work & storage areas, and two overhead doors, one each at 8' and a 14' to accommodate your recreational vehicles. An outdoor covered area about 9' x 40' with a concrete floor is attached to the south side of the barn and is currently set up as a dog run. The beautiful country estate could easily accommodate a few riding horses. It's spacious enough for a family, yet provides easy

access and maintenance for a retired couple with outdoor interests.

RECREATION

Montrose is located at the heart of a great variety of public lands offering a spectrum of outdoor activities including hiking, camping, climbing, off-highway activities, fishing in blue-ribbon streams, boating on picturesque lakes & reservoirs, and enjoying the unique mountain, mesa, canyon, forest, & rock vistas. You can even leave from the front door of this beautiful property on your ATV, snowmobile, or horse to access the nearest public lands. Montrose also boasts a number of golf courses, easy access to several ski resorts in the area, and a half-day's drive to the red-rock country near Moab, UT. Many other nearby communities in SW Colorado offer great historic, scenic and/or artistic day outings – towns such as Ouray, Telluride, Durango, Silverton, & Crested Butte.

PROPERTY TAXES

\$2,412.72 FOR 2006

PRICE REDUCED TO:

\$895,000.00

The owners may offer a Panama vacation plan as a "Bonus" to the buyer who makes an acceptable offer, which successfully closes in a timely manner. Consult broker for details.

BROKER

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