



# Red Rock Retreat

37.45 Acres - Fremont County, CO

## Property Highlights

- \$949,500
- 37.45 Acres
- Taxes \$2,772
- 3,240 sq. ft. southwestern style home
- Gated Community
- Easy access to over 600,000 acres of public lands
- Unique topography & rock formations

Positioned a short and scenic drive north of Canon City, via the awe-inspiring Garden Park Road, you'll find the Red Rock Retreat. This property is located on what could be the most unique and private lot in the larger Dilley Ranch gated development. The Southwestern style home is ideally placed on a 37.45-acre tract that contains distinctive red rock formations surrounded by pine covered rolling hills, two seasonal flow creeks and native grass meadows. Elk, Mule Deer, White Tail Deer and Turkey are recurring visitors to the parcel. Hiking or riding ATV on the property is likely to become a daily occurrence or a new owner and there are over 600,000-acres of public lands nearby for further exploration.

The impeccably maintained home totals for approximately 3,100-square feet and is of a ranch-style design with a walk-out basement (fully finished). The floor plan consists of a master bedroom suite with five-piece bathroom on the main level with (2) additional bedrooms and full bathroom on the lower level. Note that the two of the lower-level bedrooms are considered non-conforming due to the absence of dedicated closet space. The main level features an open design kitchen and living room with rustic pine ceilings, log beams, hand-built cabinetry and doors, stone hearth and wood burning fireplace, powder room/half bathroom off the main entrance and a laundry room adjoining the kitchen. From the living room or master bedroom, you can access the large deck that provides sweeping mountain views to the south and east. The lower level also contains an office and sizable open living area that accesses a covered patio and open parking area. Other home features include a low maintenance stucco exterior and metal roof, xeriscape / natural landscaping, attached (3) car garage, large stone patio with outdoor fireplace off-of the kitchen, hot tub, stainless steel appliances, blue granite wood burning cook stove and fixtures and details that complement the architectural style throughout.

In addition to the home, there is a (2) stall lean-to structure that can be utilized for either livestock stalls or equipment storage, a large chicken coop and garden plot. There is an approximate 1.0-acre fenced area adjacent to the lean-to that can serve as a livestock holding pen or turnout. Water service to the property is provided by a strong producing domestic well. For the marksman, the property also features long range and pistol target areas.

If you are in the market for privacy and seclusion, with gated access and limited HOA restrictions, give Brent Hedrick or Manny Trujillo a call.



**BRENT HEDRICK**

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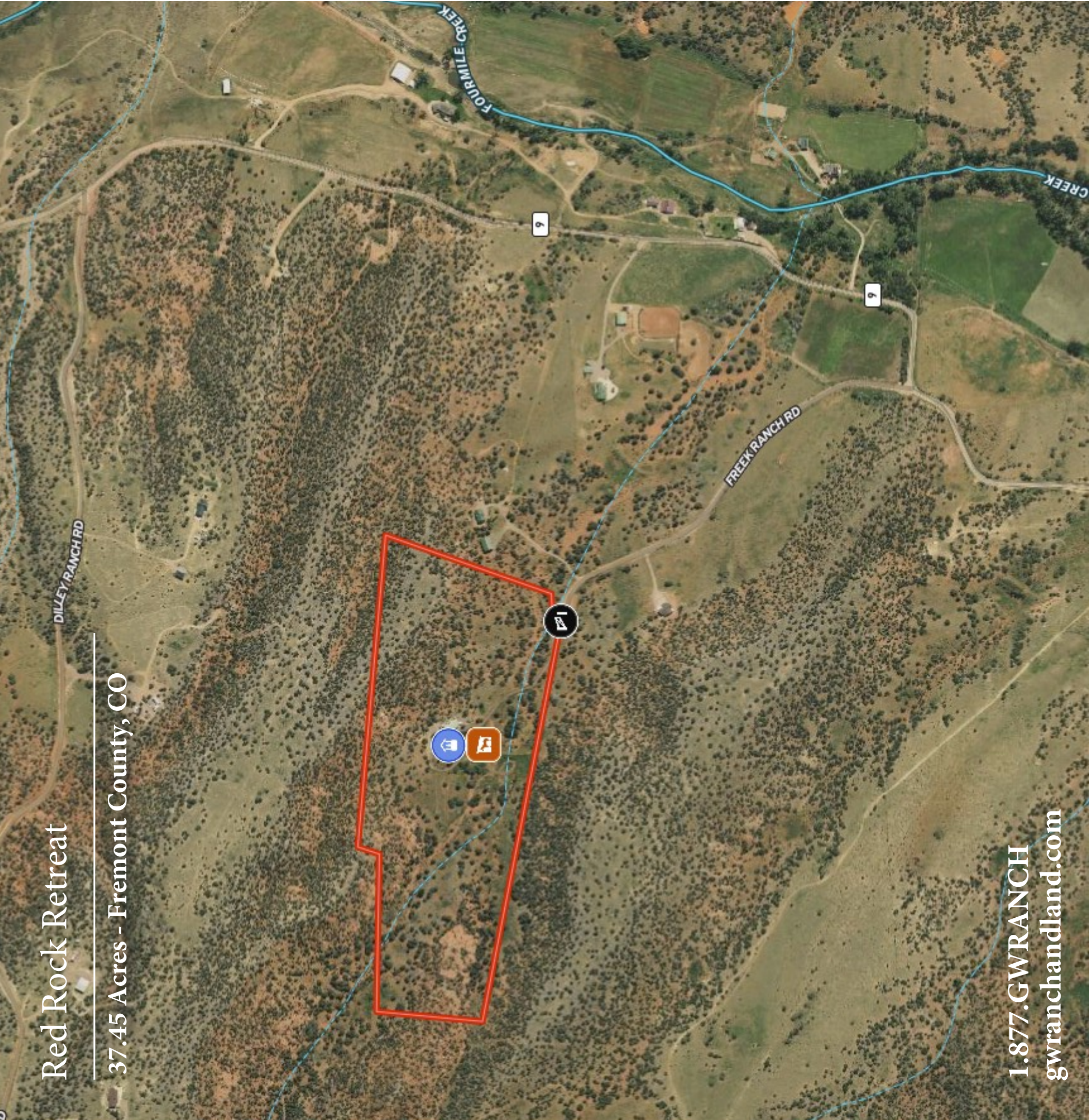
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