

Montrose, CO Luxury Home on Land For Sale
15067 6140 Lane
Montrose, CO 81403

\$2,600,000
3± Acres
Montrose County



Montrose, CO Luxury Home on Land For Sale
Montrose, CO / Montrose County

SUMMARY

Address

15067 6140 Lane

City, State Zip

Montrose, CO 81403

County

Montrose County

Type

Residential Property

Latitude / Longitude

38.473012 / -107.942921

Dwelling Square Feet

6796

Bedrooms / Bathrooms

5 / 5.5

Acreage

3

Price

\$2,600,000

Property Website

<https://aspenranchrealestate.com/property/montrose-co-luxury-home-on-land-for-sale-montrose-colorado/86878/>



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PROPERTY DESCRIPTION

Custom Luxury Home on Land in Montrose, CO For Sale

It's very possible that this luxury country home is the nicest home on the Montrose market. With a total living area of almost 7,000 square feet, the home is spacious, airy, and accommodating. Built in 2016, the home has a timeless modern style that will appeal to a wide range of buyers. The 3-acre lot is beautifully landscaped with a pressurized irrigation system and 90 thriving trees, plus a complement of legacy native broadleaf cottonwoods. To top it all off, Spring Creek flows right through the backyard, giving a cool respite to warm summer days and a place for kids to splash and play.

Property details at a glance:

- 3 acres
- 6796 total square feet
- 5 bedrooms, 5.5 baths
- 5 garage bays
- Large office
- Spring creek runs through back yard
- \$400/yr HOA
- Unlimited water for landscaping
- 90 trees as of last year
- Paved driveway
- Hickory floors
- Alder trim and cabinetry
- Laundry - two washers & two dryers / chute / pass-through
- Large office could be bedroom
- Jack and Jill bedroom upstairs
- Additional bedroom upstairs with bath and closet attached
- Game room w bar
- Two-car garage w/large workshop space
- East end of home - two car garage - attaches to mother-in-law apartment
- Gym with roll-up door to back yard
- Custom metal railing

Stylish country living in the desirable Spring Creek neighborhood, close to town and shopping

Located just 3.7 miles west of the heart of downtown Montrose, this home has a coveted address in the Spring Creek neighborhood, which is known for farms, ranches, horse properties, and country estates. It's an area known for green meadows, tall cottonwoods, fresh fruit, 4H animals, sweet corn, and relaxed country living. And Spring Creek, which is a mountain stream that provides fresh water to many of the surrounding properties. However, a good mocha latté is only minutes away in Montrose.

5 bedrooms, 5.5 baths, 5 garage bays, 2 offices, game room, gym—plenty of space in a Colorado custom home for sale

This home was thoughtfully built for multi-generational living. The great room features a large living area and spacious kitchen with an island overlooking the main room. The butler's pantry provides lots of kitchen storage and a separate workspace. A smaller study area provides a cozy spot for an office or TV room, while the center of the house features a large office. The master suite is on the north side of the main level, with a 5-piece bath, steam shower, and large walk-in closet. Off the south side of the main level is a nice mother-in-law or guest suite with its own living area and bath. Upstairs there are three smaller bedrooms, each with its own bath, plus a powder room downstairs. Upstairs features a game room with a wet bar, while downstairs there is a workout gym with a roll-up glass-paned garage door to let in fresh air. The home has 5 garage bays, several of which are oversized to accommodate large pickups, and one of which makes a nice woodshop. The laundry room has two washers and two dryers and lots of counter space for folding clothes. The mud room has benches and individual locker spaces for each person's boots, jackets, and outerwear.

High-end features in a Colorado custom home with acreage

MORE INFO ONLINE:

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Quality is the namesake of this home, as custom features abound. Window coverings are controlled remotely; bathroom fixtures are top-of-the-line Kohler. The banister and stair railing are custom-crafted iron; floors are knotty hickory and all the doors, trim, and cabinets are knotty alder. The kitchen countertops are oversized granite slabs, and the gas fireplace is dry-stacked stone. The back side of the house has beautiful covered porches with lots of room to entertain or enjoy a quiet evening with Spring Creek flowing through just steps away.

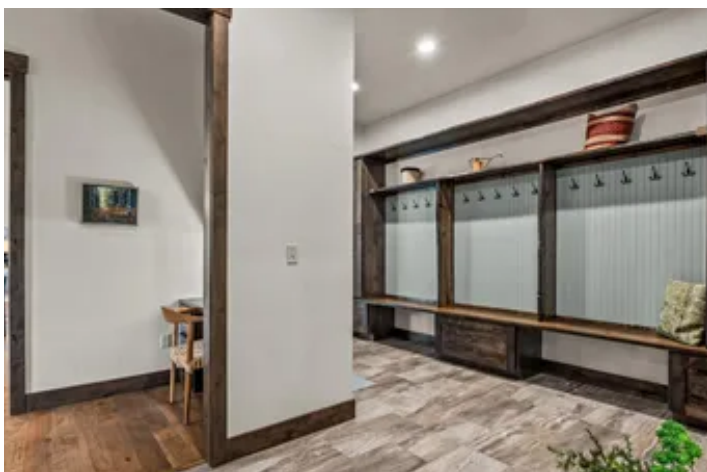
Completely landscaped for beauty and enjoyment—Colorado executive home for sale

The grounds and acreage on this Montrose, Colorado are beautifully landscaped and irrigated with a total of 17 zones on a computerized, pressurized irrigation system. The driveway was recently paved, and a total of 90 trees of various species are thriving with the abundant irrigation water. It is a lovely property. The HOA has a strong water right and dues are minimal, not much more than \$400 a year. Domestic water is provided by the Chipeta water company. Natural gas is supplied to the home, and an engineered septic system provides sanitation.

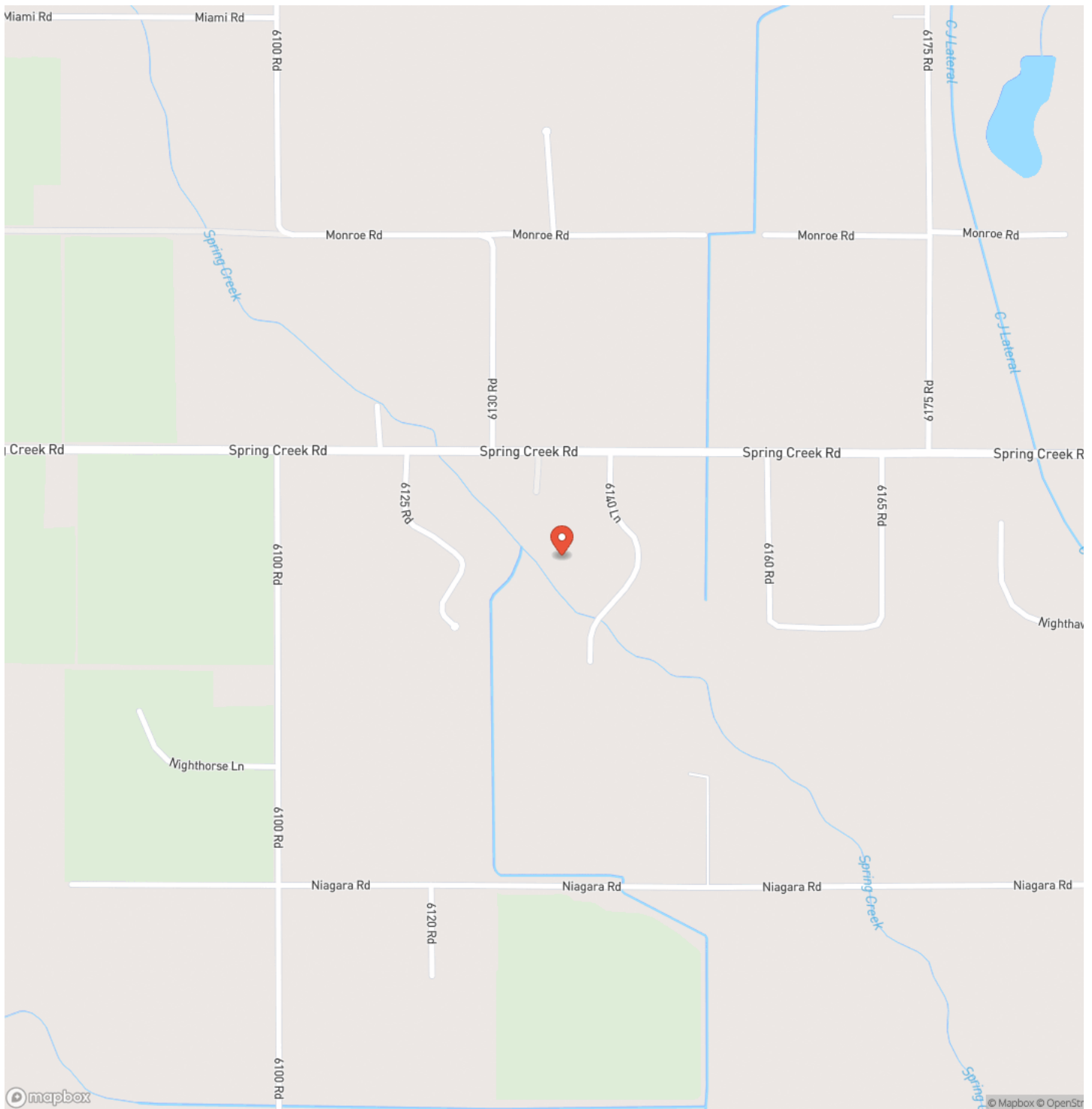
Montrose offers Western Colorado lifestyle and convenience

Ask anyone, Montrose is an up-and-coming vibrant Western Colorado town. The regional airport was recently expanded and daily flights depart for destinations such as Denver, Salt Lake, Phoenix, Chicago, and even Newark for connections to the rest of the world. Montrose is the town that services the needs of Telluride, the nearest ski area. Big box stores are all present—Home Depot, Super WalMart, etc., as well as car dealers, equipment dealers, and grocery stores. The Montrose Regional Health Center is a 75-room hospital with Level III Trauma status. The Community Recreation Center is 80,000 square feet and offers indoor pools (leisure, lap, wellness), climbing wall, gym, racquetball courts, walking track, weight room, game room, aerobics studios, and outdoor pickleball courts & boulders. Just 12–20 minutes from downtown are incredible destinations—Black Canyon of the Gunnison National Park, Uncompahgre and Gunnison National Forests, and popular fishing & rafting rivers. Telluride, Ouray hot springs, Crested Butte, ski resorts, Mesa Verde, and Moab are a short drive away. The Montrose Pavilion (600-seat performing arts venue), Magic Circle Theater, Valley Symphony Orchestra, and various galleries showcase year-round arts events. Museums include the Ute Indian Museum and Montrose County Historical Museum.

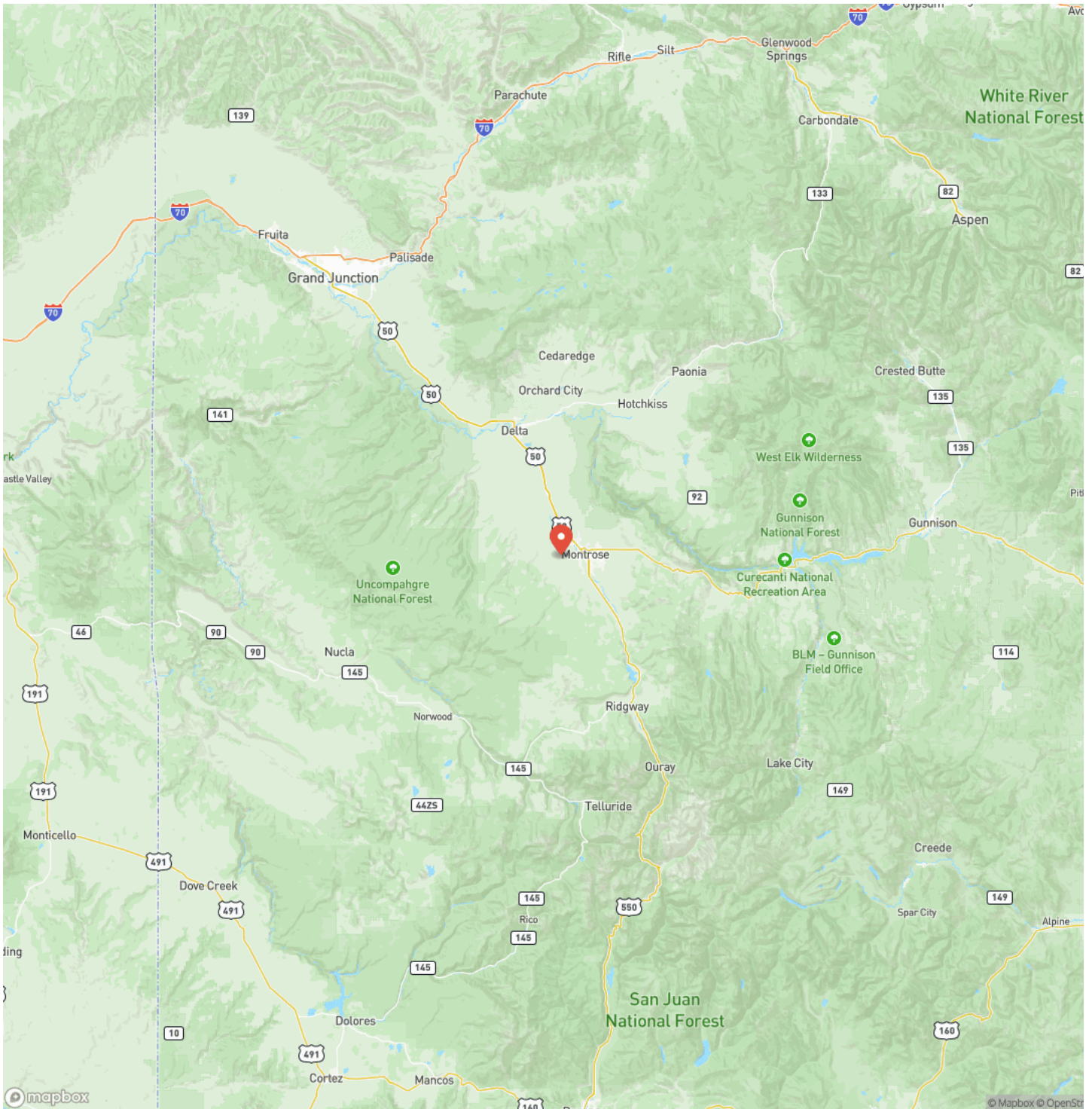
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Locator Map



Locator Map



MORE INFO ONLINE:

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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