

**Mountain Timberframe Luxury Home  
with Shop**  
14421 Rimrock Road  
Hotchkiss, CO 81419

**\$1,299,000**  
47± Acres  
Delta County



## Mountain Timberframe Luxury Home with Shop

### Hotchkiss, CO / Delta County

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#### **SUMMARY**

**Address**

14421 Rimrock Road

**City, State Zip**

Hotchkiss, CO 81419

**County**

Delta County

**Type**

Residential Property

**Latitude / Longitude**

38.8647 / -107.861

**Taxes (Annually)**

2069

**Dwelling Square Feet**

3487

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

47

**Price**

\$1,299,000

**Property Website**

<https://aspenranchrealestate.com/property/mountain-timberframe-luxury-home-with-shop-delta-colorado/32186/>





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### **PROPERTY DESCRIPTION**

#### **Custom timber-frame home with acreage for sale near Hotchkiss, Colorado**

Offered for sale is a lovely country estate on almost 47 spectacular mountain acres west of Hotchkiss, Colorado. The Rimrock Retreat is situated on the western edge of Redlands Mesa overlooking the Currant Creek valley, with expansive views up to the rim of the Grand Mesa, the Uncompahgre Plateau, the Black Canyon, and the faraway San Juan mountains to the south. The timber-frame home was built with comfort, utility, and long-lasting craftsmanship in mind. The home is midway between Hotchkiss and Cedaredge in a quiet rural setting, overlooking hay meadows, orchards, canyons, mesas, and mountain ranges. Nearby properties are typically large well-built homes on large acreages. This is truly one of the nicest homes for miles around.

#### **Colorado custom home for sale has quality construction throughout**

This timber-frame home on almost 47 acres has a spacious footprint of 3,487 square feet with 4 bedrooms and 3 baths, all on one level. There are no stairs in the home. In addition, there are over 1,100 square feet of covered porches for beautiful outdoor living. The main floors, patios, and entryway of the home are all stamped concrete, with in-floor radiant heat throughout the home. The bedrooms are carpeted. The main living area features a beautifully vaulted framework of mortise-and-tenon joinery of Douglas fir timbers. The exterior walls and ceiling are made of structural insulated panels, known for incredible energy efficiency and strength. The spacious kitchen has high-end appliances, including a 6-burner Viking propane stove, Sub-Zero refrigerator, granite countertops, wine refrigerator, walk-in pantry, and clear Douglas fir cabinets. The master suite features a 5-piece bath and spacious walk-in closet, along with an outside porch access to see the Western sunset. On the east end of the house are three other bedrooms, one of which is a very large hobby room that could double as a workout room, dance or music studio, or family room. Adjacent to that is a third bathroom and a comfortable office. The home has a total of three fireplaces in the living room, master suite, and hobby room for cozy winter heat. Summer cooling is provided by twin evaporative coolers. The home has a spacious 3-car attached garage. There is no HOA and there are no covenants.

#### **Western Colorado country home for sale with shop building and workshop**

A gorgeous country home such as this would not be complete without a shop building for projects and storage. The adjacent 30x40 shop building is fully insulated and wired for both 110 and 220. The shop's garage door is 12' wide x 14' tall to accommodate full-sized projects.

#### **Excellent medical care, hospitals, and services in Western Colorado**

This property is a short 20-minute drive to Delta, Colorado, which has its own award-winning hospital with many board-certified specialists. Delta, the county seat, has several banks, many restaurants, a Super WalMart, car dealers, and a community college. Montrose and Grand Junction, each about an hour away, have several major hospitals, including the VA, and Grand Junction is also home to Colorado Mesa University. Both

**MORE INFO ONLINE:**

Montrose and Grand Junction have regional airports with excellent connections to major US cities and worldwide.

### **Delta CO has excellent schools with a good academic and sports reputation**

Delta County has a reputation for turning out quality high school graduates, with students being awarded major scholarships and appointments to service academies like the US Naval Academy and West Point. As well, Delta and the surrounding towns have strong athletic programs in football, volleyball, tennis, soccer, golf, wrestling, track, basketball, softball, and also programs such as FFA, FBLA, marching band, and much more. Local high schools in Cedaredge and Hotchkiss are always competitive in many programs statewide.

### **Outstanding recreation from this Western Colorado country home for sale**

If recreation is your thing, this home has a lot to offer. The 47-acre parcel offers its own opportunities for hiking, walking, and shooting. However, the nearby mountains beckon with endless opportunities to explore and recreate. The Grand Mesa, just minutes to the north of the property, offers 500 square miles of National Forest lands and over 300 lakes and reservoirs. The Gunnison River to the south is noted for Gold Medal fly-fishing as well as waterfowl hunting. Hiking, Nordic skiing, snowmobiling, 4-wheeling, horseback riding, downhill skiing, elk hunting, upland bird hunting, shooting, fishing, boating, rafting-truly, the possibilities can keep the bucket list going.

### **Pleasant year-round climate on Colorado mountain retreat for sale**

The Rimrock Retreat is beautifully situated for a temperate year-round climate. At 6,400 feet in elevation, it's high enough that cool summer nights can dip into the 50's and high 40's, yet days can get warm, sometimes into the high 90's. Autumn lasts well into November, with winter finally arriving in early December. Spring comes early, and the growing season is long, yet the property is not subject to the intense heat of the lower elevations such as Delta and Grand Junction, which can experience many sweltering summer days over 100 degrees. Many neighbors in the Hotchkiss and Cedaredge areas grow fruit crops of apples, peaches, cherries, and plums, as well as wine grapes, and this home has a large green lawn irrigated by its own well with a cistern for water storage. As well, the home is served by an Upper Surface Creek Domestic Water Company tap. The balance of the acreage is a sagebrush meadow that extends over the mesa's edge into a pinyon-juniper forest. Wildfire potential is very low on this property.

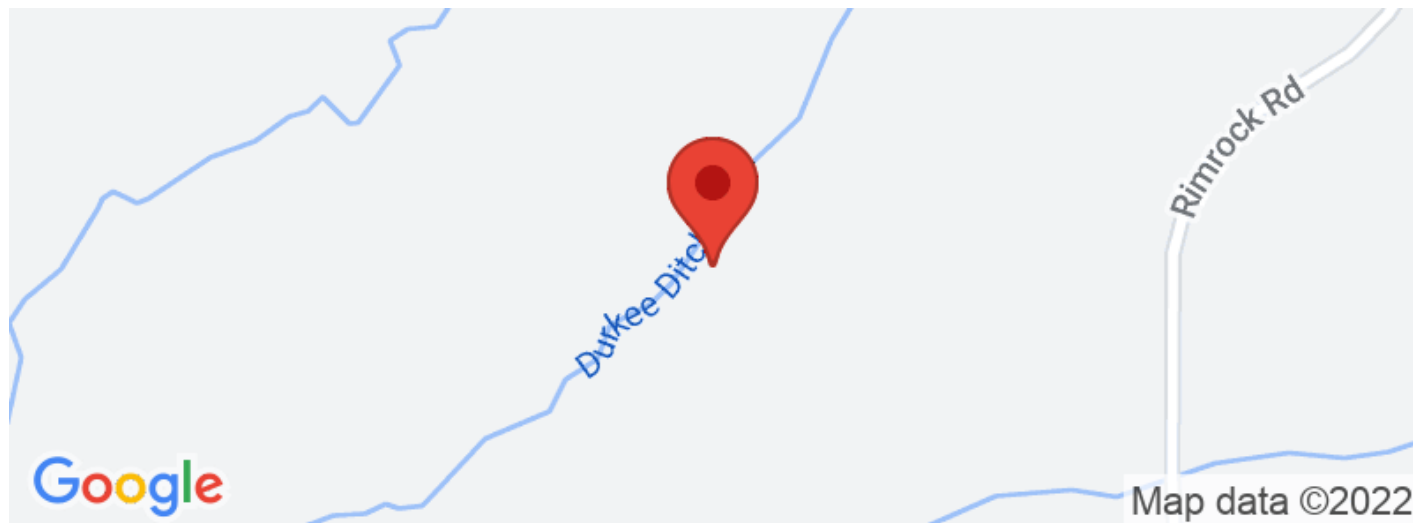
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## Locator Maps



**MORE INFO ONLINE:**

**[aspenranchrealestate.com](http://aspenranchrealestate.com)**



## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jake Hubbell

**Mobile**

(970) 250-9396

**Office**

(970) 250-9396

**Email**

jakedhubbell@gmail.com

**Address**

32145 L Road

**City / State / Zip**

Hotchkiss, CO 81419

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**NOTES**

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**MORE INFO ONLINE:**

**[aspenranchrealestate.com](http://aspenranchrealestate.com)**



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**United Country Colorado Brokers**  
32145 L Road  
Hotchkiss, CO 81419  
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