

Olathe Custom Country Home on Acreage with Pond
9550 High Mesa Road
Olathe, CO 81425

\$1,350,000
28.230± Acres
Montrose County



Olathe Custom Country Home on Acreage with Pond
Olathe, CO / Montrose County

SUMMARY

Address

9550 High Mesa Road

City, State Zip

Olathe, CO 81425

County

Montrose County

Type

Residential Property

Latitude / Longitude

38.556246 / -107.993747

Dwelling Square Feet

2863

Bedrooms / Bathrooms

3 / 2

Acreage

28.230

Price

\$1,350,000

Property Website

<https://aspenranchrealestate.com/property/olathe-custom-country-home-on-acreage-with-pond-montrose-colorado/89986/>



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PROPERTY DESCRIPTION

Custom Home on 28.23 Acres with Expansive Views & Spring-Fed Pond

Set just northwest of Montrose, this property offers a rare blend of **Southwestern-Tuscan design, modern comfort, and true Colorado acreage living**. With **2,863 square feet**, this custom home was thoughtfully crafted with high-end finishes and sits on **28.23 acres** featuring a spring-fed pond, permitted and pumped irrigation water, and beautifully landscaped grounds.

Home Features

- 2,968 sq ft of living space
- 3 bedrooms, 2 bathrooms, plus bonus room
- Custom kitchen with knotty cherry cabinets, granite countertops, and a copper farmhouse sink
- Gourmet cooktop with custom rock hearth
- Double tray ceilings and Southwest design accents
- Forced air heating & cooling powered by geothermal system
- Whole home Aprilair humidifier
- Filtered ionized water system in kitchen
- Wood stove for additional heat
- Radon mitigation system installed
- Backup propane generator for peace of mind
- Expansive views from covered patio

Garage & Utility

- 30x40 three-bay garage (approx. 28.5 ft deep x 39 ft wide)
- Bays measure 9 ft wide by 8 ft tall
- 220v electric with welding plug
- Hot & cold water spouts in garage
- Raised floor tiles
- In-home Humidifier mounted in crawlspace, attached to geothermal

Land, Water & Landscaping

- 28.23 acres with **permitted irrigation water**
- Gated front entrance
- Irrigation system with 10 watering zones, pump setup allows use of domestic water for auto-watering
- Spring-fed pond on property with spring rights
- Raised bed garden (6 beds)
- Wide variety of mature trees: aspens, maple (red & green), pine, peach, apple, cherry, blue spruce, Fat Albert pines
- Beautiful sod grass yard, butterfly bushes, and lilacs
- Fenced dog run

Views & Location

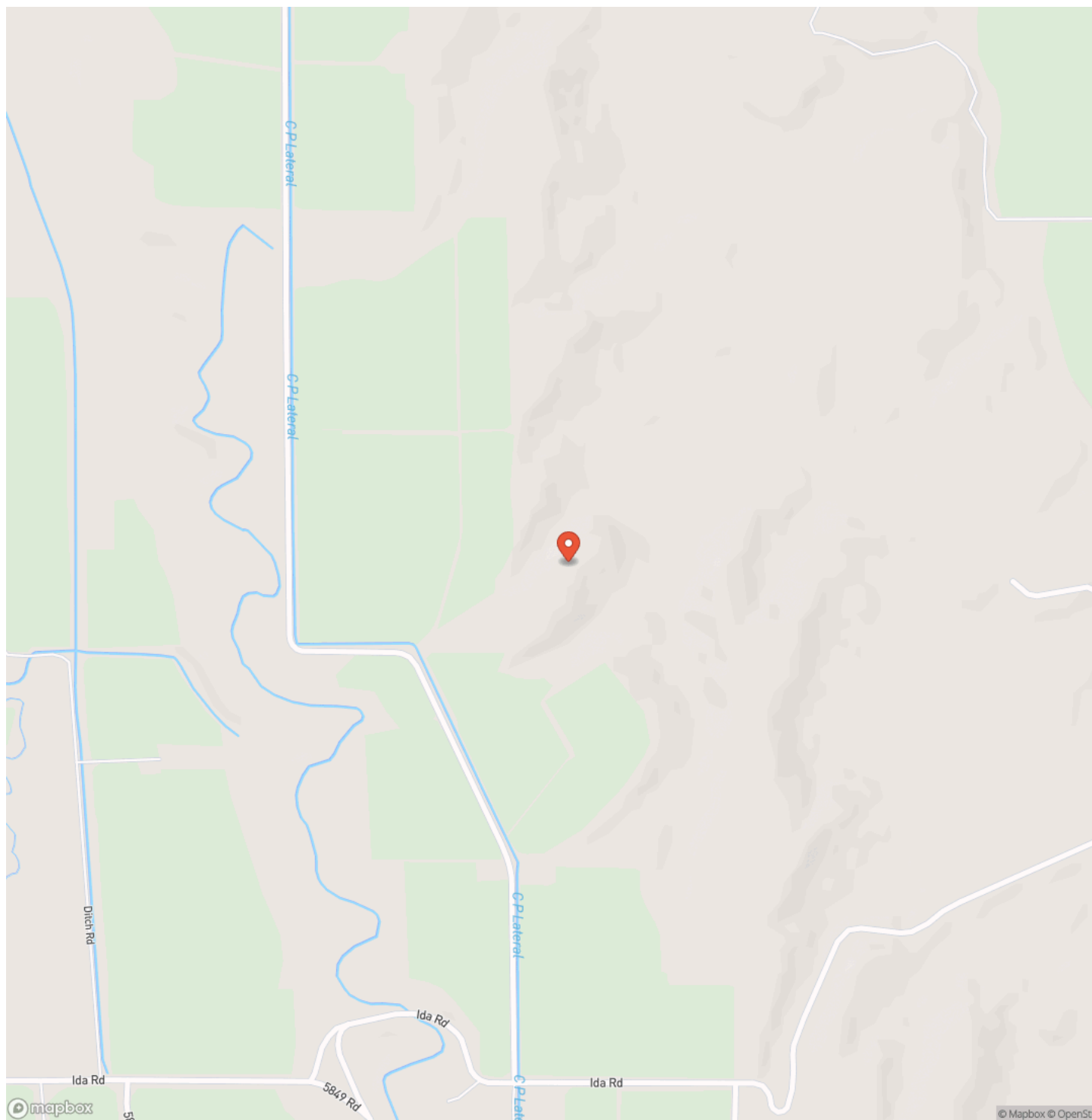
Enjoy **panoramic views across the Uncompahgre Valley**, with sweeping vistas of the **San Juan Mountains, West Elk Mountain Range, and the Grand Mesa**. The property combines privacy, natural beauty, and easy access to Montrose amenities, making it both a retreat and a convenient home base. Entering the property and professionally landscaped exterior is like walking through the garden of eden. The quiet, serene setting mixed with the variety of beautiful landscaping provides for a pleasant outdoor environment for all seasons.

This property is designed for both comfort and self-sufficiency, blending elegant custom touches with practical upgrades. With expansive valley and mountain views, abundant water features, and room to live the Colorado lifestyle, this home stands out as a true retreat just minutes from Montrose.

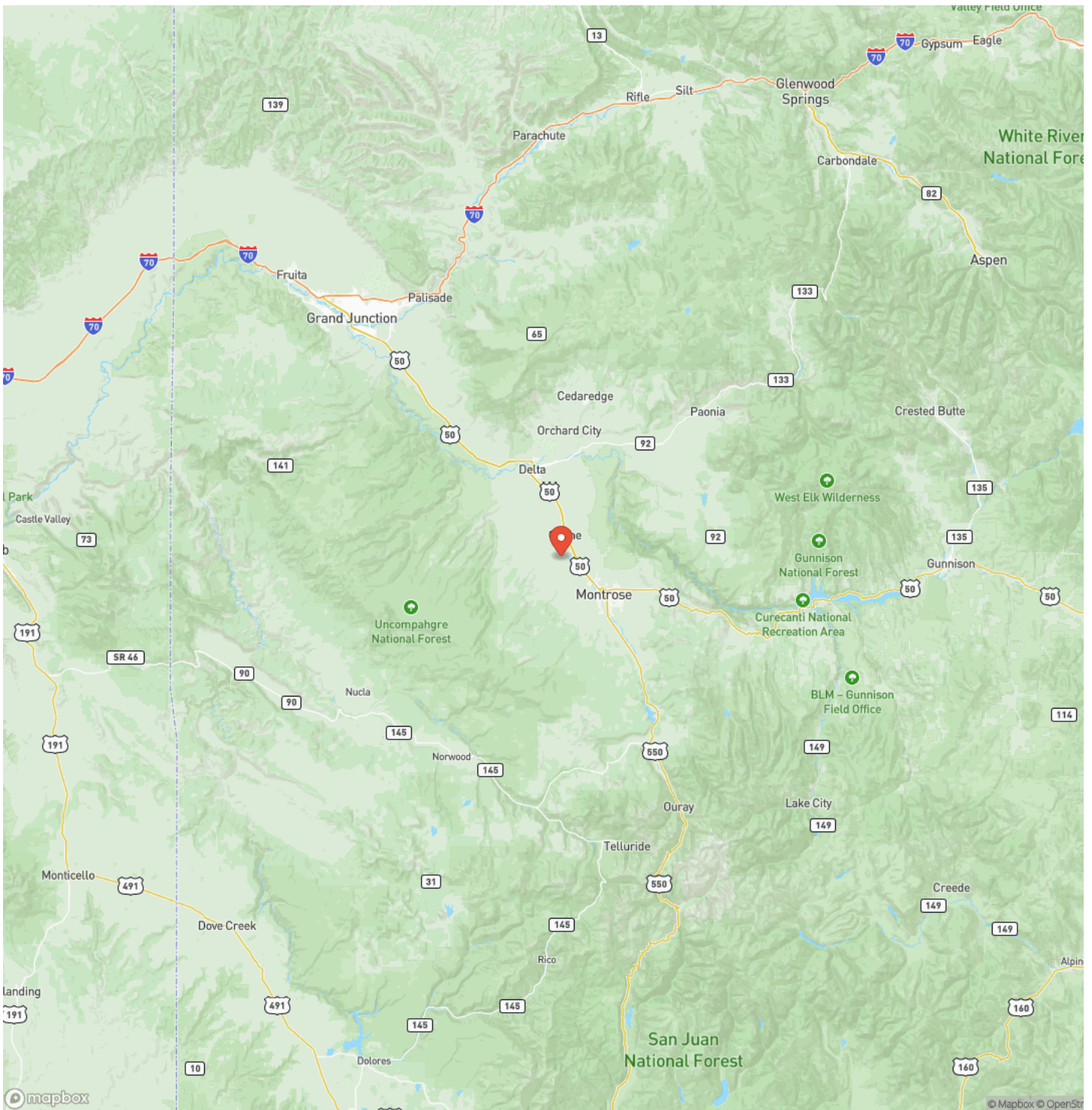
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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