

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/>



Olathe Custom Country Home on Acreage with Pond

Olathe, CO / Montrose County

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

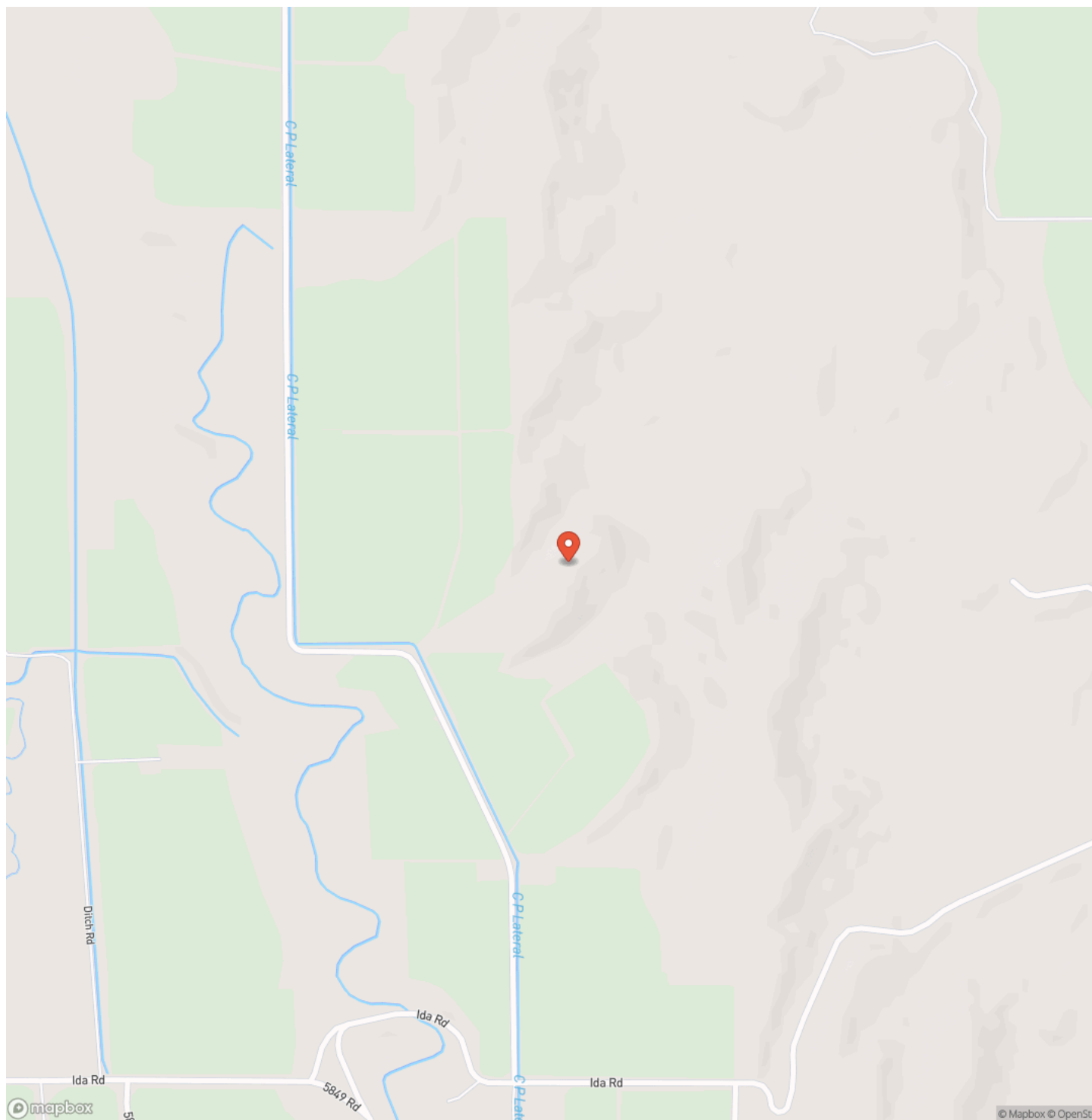
Enjoy **panoramic views across the Uncompahgre Valley**, with sweeping vistas of the **San Juan Mountains, West Elk Mountain Range, and the Grand Mesa**. The property combines privacy, natural beauty, and easy access to Montrose amenities, making it both a retreat and a convenient home base. Entering 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.

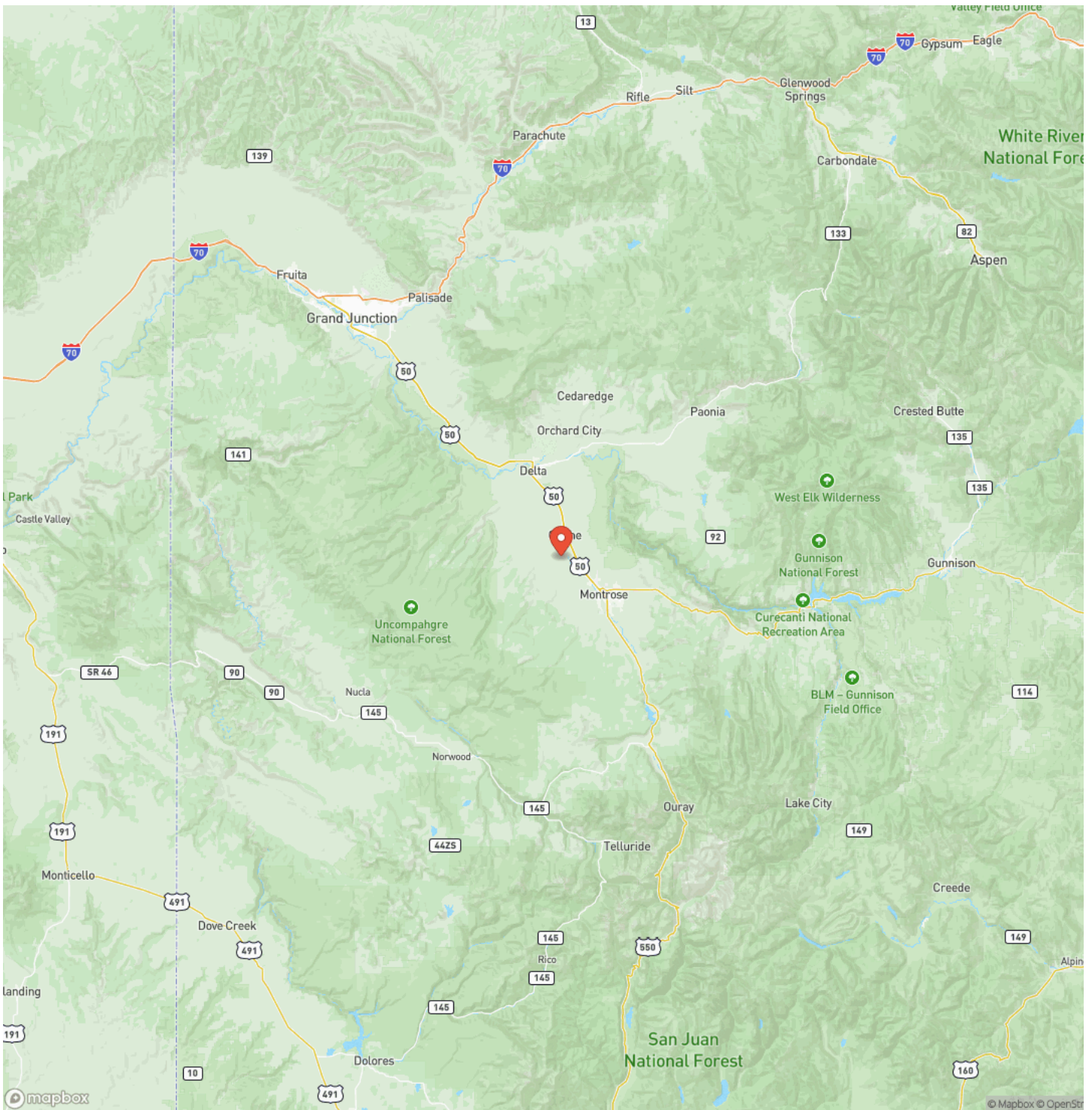
Olathe Custom Country Home on Acreage with Pond
Olathe, CO / Montrose County



Locator Map



Locator Map



MORE INFO ONLINE:

aspenranchrealestate.com

Satellite Map



Olathe Custom Country Home on Acreage with Pond

Olathe, CO / Montrose County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jake Hubbell

Mobile

(970) 250-9396

Office

(970) 250-9396

Email

jakedhubbell@gmail.com

Address

31428 Highway 92

City / State / Zip

NOTES

[illegible]

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

United Country Colorado Brokers
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
aspenranchrealestate.com
