

OLATHE COUNTRY HOME

— WITH VINEYARD & INSULATED SHOP —

53670 Falcon Road • Olathe, Colorado 81425



**Colorado Brokers
& Auctioneers**

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RARE BLEND OF ELEGANCE & OPPORTUNITY



Presented By: Gary Hubbell, ALC

Key Details at a Glance

- Price: \$649,000
- Acres: 1.15±
- 2 Bedrooms, 2.5 Bathrooms
- Living Space: 2,475 Square Feet
- Additional Features: Large insulated shop, basement with wine cellar, and two small vineyards

Nestled in the serene countryside just west of Olathe, Colorado, 53670 Falcon Road offers a unique combination of rustic charm and modern sophistication. This picturesque property spans 1.15± acres, surrounded by mature trees and framed by breathtaking views of the San Juan Mountains. Originally built in 1939, the home underwent a meticulous renovation in 2021, preserving its character while introducing contemporary comforts. The result is a seamless blend of timeless elegance and thoughtful design, making this home an idyllic retreat for those seeking tranquility without sacrificing modern amenities.

At the heart of the property is a beautifully remodeled home boasting 2,475 square feet of living space, featuring two spacious bedrooms, each with an en-suite bathroom, and an additional half-bath for convenience. The craftsmanship is evident throughout, with quartz countertops, custom cabinetry, and new flooring complementing the home's airy, light-filled interior. From the sunny breakfast nook to the expansive family room, every corner of this home invites relaxation and connection, whether you're enjoying quiet mornings or hosting gatherings with loved ones.

Adding to the property's allure is the Rathskellar-style basement, a rare and distinctive feature that speaks to the home's rich history. This space has been transformed into a wine enthusiast's dream, with an oversized

wine cellar designed for collectors and connoisseurs alike. The basement also includes a cozy family room and a bonus sleeping area, offering additional flexibility for guests or entertainment. It's a space that seamlessly blends utility and luxury, creating a true sanctuary within the home.

The outdoor spaces are equally captivating, with the property featuring two small vineyards, one planted with table grapes and the other with Gewürztraminer vines. These charming vineyards not only enhance the property's aesthetic appeal but also offer the opportunity for homeowners to experience the art of winemaking in their own backyard. Adjacent to larger farm parcels and the renowned Berkeley Estate Winery, this property is steeped in the agricultural heritage of western Colorado while providing an intimate and private setting.

For those with hobbies or projects, the 40x60 insulated shop building is a standout feature. With its concrete floor, thick insulation, ample lighting, and a 16-foot garage door, this versatile structure is ready to accommodate a variety of needs, from workshops to storage for recreational equipment. Whether you're a hobbyist, an entrepreneur, or someone seeking a peaceful retreat, this property offers an unparalleled opportunity to enjoy the very best of Colorado living.



REFINED INTERIORS FOR DISCERNING TASTES

Originally built in 1939, this exceptional country home has undergone a comprehensive renovation in 2021, blending vintage charm with modern sophistication. The renovation included a complete overhaul of the home's infrastructure, with updates to the wiring, plumbing, drywall, windows, exterior siding, and flooring. The result is a home that maintains its historic character while meeting the highest standards of comfort and efficiency. Every detail has been thoughtfully considered, from the open-concept layout that enhances the sense of space to the high-end finishes that exude timeless elegance.

At the heart of the home is the remodeled kitchen, a chef's dream featuring quartz countertops, custom cabinetry, and state-of-the-art matching appliances. The design is both functional and stylish, with an inviting south-facing breakfast nook and sunroom that flood the space with natural light. This flow between the kitchen, living room, and dining areas creates an ideal setting for both everyday living and entertaining. Whether preparing meals or hosting family and friends, the kitchen effortlessly integrates into the heart of the home.

The two bedroom suites, located on the east side of the home, offer a private, restful retreat with ample space and thoughtful design. Each bedroom includes a generous en-suite bathroom, featuring modern fixtures and spa-like finishes. Whether hosting guests or enjoying quiet solitude, these suites provide the perfect combination of comfort and privacy. The home's layout ensures a harmonious flow throughout the main living areas, making it an ideal space for both relaxation and social gatherings.

The Rathskellar-style basement is another standout feature of the home, offering a large, custom wine cellar perfect for wine enthusiasts. Beyond the wine storage, the basement includes a spacious family room and a bonus sleeping area, making it an incredibly versatile space. Whether used as a cozy retreat, a guest suite, or a space for entertaining, the basement adds additional functionality to this already remarkable home. With new furnishings included, this move-in-ready property allows the next owner to immediately enjoy all of its beauty and features.



A Sun-Lit Kitchen and Radiant Living Spaces

The heart of this beautifully remodeled home is its spacious, modern kitchen, designed with both functionality and style in mind. Featuring sleek quartz countertops, custom cabinetry, and top-of-the-line appliances, the kitchen is perfect for both everyday cooking and entertaining. The clean lines and contemporary finishes ensure the space feels fresh and inviting, while the open layout seamlessly connects to the dining and living areas. Whether you're preparing meals for family or hosting guests, the kitchen is sure to be a gathering spot where both culinary creativity and social connection thrive.

Natural light plays a crucial role in the kitchen's design, with large windows that overlook the property's beautifully landscaped backyard and vineyards. The kitchen's positioning ensures that sunlight pours in throughout the day, creating a warm and inviting atmosphere. The south-facing breakfast nook and adjacent sunroom enhance this effect, providing an ideal spot to enjoy meals or simply relax while taking in the peaceful outdoor views. The natural light combined with the airy, open feel of the space creates a perfect balance of warmth and brightness that enhances the home's overall ambiance.

The influence of natural sunlight extends throughout the entire home, enriching each room with light and a sense of openness. In addition to the kitchen, the living room and dining areas feature oversized windows that frame the surrounding landscape and allow the outdoors to become part of the interior experience. Whether it's the early morning light streaming through or the soft, golden glow in the evening, the home feels light and vibrant at all times of day. This careful design makes the home feel open and welcoming, ensuring every room is bathed in the beauty of Colorado's natural surroundings.

This thoughtful attention to natural light not only enhances the aesthetic of the home but also promotes a sense of connection to the outside world. The design of the kitchen and the home's layout ensures that the sunlight follows you throughout the day, creating a harmonious flow that brings the outdoors in and creates a tranquil, welcoming atmosphere. With an abundance of natural light and a chef-worthy kitchen, this home truly embraces the best of both style and function.

Inviting Living Spaces with Timeless Charm



The living spaces of this remodeled country home are designed to offer both comfort and sophistication, providing a perfect balance of modern amenities and classic charm. As you step into the home, you're greeted by a spacious living room that sets the tone for the entire home. With its open layout, the living room is perfect for both casual lounging and formal entertaining. The large windows allow natural light to flood the room, creating a bright and airy atmosphere. Whether it's the soft morning light or the warm afternoon glow, this room is bathed in sunlight, making it feel open and inviting throughout the day. The high ceilings further enhance the feeling of space, allowing for a free-flowing sense of openness that connects the living area with the other parts of the home.

Adjacent to the living room is the dining area, strategically positioned to take full advantage of the views of the vineyards and the surrounding landscape. This space provides the perfect setting for meals shared with family and friends. The natural light that pours through the large windows elevates the dining experience, creating a warm, welcoming environment perfect for both intimate dinners and lively gatherings. The connection between the dining area and kitchen also makes the flow of the home seamless, making the spaces feel interconnected and easy to navigate.

Moving towards the south side of the home, you'll find the sunroom and breakfast nook, both of which are designed to capture the natural beauty of the outdoors. The sunroom, with its expansive windows, is an ideal place to unwind with a book or enjoy a cup of coffee while taking in the views of the backyard and vineyards. This light-filled space extends the living area, allowing you to enjoy the beauty of each season from the comfort of your home. The breakfast nook, located next to the kitchen, offers a cozy spot for morning meals or casual conversations, where the morning sun makes the space feel warm and welcoming.

Throughout the home, the flow between rooms has been carefully considered to promote a sense of continuity and openness. The living areas feel interconnected yet distinct, allowing for both private moments and shared experiences. Whether you're enjoying the living room with its expansive views, the cozy sunroom, or the stylish dining area, each space feels thoughtfully designed to provide comfort, warmth, and a connection to the stunning outdoors. These living spaces create a harmonious environment where relaxation and entertainment effortlessly coexist, offering the ideal home for both solitude and social gatherings.



Spacious Master Suite with Private Bath

The master suite in this home is a luxurious retreat designed for comfort and relaxation. Located at the east end of the home, the spacious bedroom offers ample room for a king-sized bed and additional furnishings. The large windows provide beautiful views of the surrounding landscape, allowing natural light to flood the room and create a serene atmosphere. The private en-suite bath features elegant fixtures, a soaking tub, and a separate shower, offering the perfect place to unwind after a long day. With its generous size and thoughtful design, the master suite is truly an oasis within the home.



Flexible Spaces for Personalization

Each of the home's two bedrooms can easily be adapted to suit individual needs and preferences. Whether you envision a home office, a craft room, or a reading nook, the ample space in these bedrooms provides flexibility for personalization. The well-thought-out design allows for easy customization to fit the needs of your lifestyle. With natural light streaming in, the rooms can easily be transformed into any type of functional space, offering versatility without sacrificing comfort. Whether for work, relaxation, or creative pursuits, these rooms are designed to adapt to whatever your heart desires.



Second Bedroom with Scenic Views

The second bedroom is equally impressive, providing a peaceful space for guests or family members. This room, also featuring large windows, boasts stunning views of the backyard and nearby vineyards. The natural light enhances the room's airy feel, making it a welcoming space for relaxation or productivity. The full bath located just outside the room ensures convenience and privacy for guests, making it an ideal space for visiting family or as a home office. With its serene setting and proximity to the main living areas, the second bedroom offers both comfort and practicality.



Warmth and Comfort in Every Corner

Both bedrooms in this home are thoughtfully designed with warmth and comfort in mind. The hardwood floors, complemented by soft, neutral tones on the walls, create a cozy atmosphere perfect for winding down in the evening. The spacious closets provide ample storage for your belongings, ensuring the rooms stay organized and clutter-free. Whether you're enjoying a peaceful night's sleep or waking up to the natural beauty outside, each bedroom offers a comforting sanctuary that feels like home. The thoughtful design and attention to detail in each room ensure that every corner exudes tranquility and relaxation.

Expansive Basement with Versatile Living Space

The home's basement offers an expansive and functional living area perfect for various uses. This Rathskellar-style basement features a large, open space that can easily be transformed into a family room, game room, or even a home theater. The rustic charm of the exposed beams and wood paneling adds a cozy, inviting feel to the space, while its large size offers endless possibilities for customization. Whether you're looking to create a space for entertainment, a home gym, or simply a cozy retreat, this basement provides the ideal foundation for your vision.

In addition to the family room, the basement includes a built-in wine cellar, adding a unique touch to the home. Perfect for wine enthusiasts, the cellar provides a temperature-controlled environment to store and display your collection. The room also offers an additional sleeping area, providing extra space for guests or family. With its versatility and charm, the basement is an ideal extension of the home, offering a comfortable, functional area that complements the rest of the property.







This property's backyard is a unique feature, boasting two carefully cultivated vineyards that enhance the rural charm and offer potential for personal enjoyment or even small-scale wine production. One vineyard is planted with table grapes, perfect for snacking or making fresh preserves, while the other is dedicated to Gewürztraminer vines, ideal for crafting a special variety of wine. Nestled in the fertile soil of Colorado and bathed in abundant sunshine, these vineyards create a peaceful, natural haven right in the heart of the property. For wine lovers or anyone who appreciates the beauty of vine-covered trellises, this backyard vineyard is a serene escape.

In addition to the vineyards, the property features expansive outdoor spaces that make it perfect for relaxing, entertaining, or simply enjoying the beauty of nature. The 1.15-acre lot is bordered by mature trees, offering both privacy and shade, making it an ideal location for outdoor living. Whether you envision a garden oasis, a gathering space for family and friends, or a place to enjoy Colorado's famed sunsets, the outdoor spaces can easily accommodate your lifestyle. The open land is perfect for exploring, with ample room to create the backyard of your dreams.

EXCEPTIONAL OUTDOOR FEATURES

The property also offers stunning mountain views that set the stage for peaceful living. From the backyard, you can enjoy expansive vistas of the San Juan Mountains, including views of the Telluride ski area, which are visible from the property. The mountains provide a beautiful and dramatic backdrop to the property, enhancing the overall sense of peace and tranquility. Whether you're working in the vineyard or just relaxing on the patio, these scenic views offer an ever-present reminder of the natural beauty that surrounds the home.

For those who enjoy the outdoors, this property provides easy access to an abundance of recreational opportunities. Less than a mile away, you'll find thousands of acres of BLM and National Forest lands to explore. Hiking, ATV riding, and horseback riding are just the beginning of the outdoor adventure this area has to offer. Whether you're seeking fly-fishing opportunities, the thrill of big game hunting, or the excitement of skiing and snowmobiling in the winter, this property is ideally situated to take full advantage of Colorado's diverse outdoor activities.

Finally, the outdoor spaces offer the perfect balance of relaxation and adventure. The tranquil vineyard, combined with the wide-open areas and stunning views, creates an inviting retreat where you can unwind after a day of exploring or hosting friends. Whether you're enjoying a quiet evening on the patio, spending time tending to the vines, or engaging in the many nearby outdoor activities, this property offers the ultimate in country living, where nature, relaxation, and recreation all come together in perfect harmony.





SPACIOUS GARAGE WORKSHOP FOR PROJECTS AND HOBBIES

One of the standout features of this property is the 40x60 fully insulated shop building, offering an exceptional space for hobbies, work, and storage. Whether you're a hobbyist looking for a place to work on projects, an entrepreneur in need of additional storage, or someone who simply enjoys having a large space to organize tools and equipment, this shop is designed to meet a variety of needs. The building is paneled with metal both inside and out, ensuring it is both sturdy and durable. The thick insulation between the panels helps maintain a comfortable temperature year-round, making it a usable space even in the colder months.

The shop is designed to be highly functional, with a concrete floor that is both smooth and easy to maintain, providing a solid foundation for all kinds of activities. Whether you're working on mechanical projects, crafting, or storing larger equipment, this workshop can handle it all. The shop is also wired for power, ensuring that you can easily set up lighting, machinery, and electrical tools to support whatever projects you have in mind. With ample lighting and a well-organized layout, this space is ready for immediate use.

For those who need large, garage-style access, the shop is equipped with a 16-foot garage door, making it easy to drive vehicles, trailers, or other large items in and out of the building. This feature is perfect for those who need to store recreational vehicles, boats, or equipment in a secure, weatherproof environment. The large overhead door provides a convenient way to access the shop without needing to unload or maneuver items through smaller entryways.

In addition to providing space for practical projects, this insulated shop offers plenty of flexibility for creative endeavors. Whether you're building furniture, restoring vehicles, or pursuing any other craft or hobby, the shop is equipped to accommodate your needs. The versatility of this space makes it suitable for almost any type of work, while the size ensures you have the room to expand as needed.

For those who appreciate having a dedicated workspace separate from the home, the shop provides the perfect solution. It offers both privacy and the freedom to work on any project without the constraints of space. Whether you're operating a small business, restoring a collection of classic cars, or enjoying DIY projects in your downtime, this workshop will serve as the ideal place to bring your ideas to life. It truly enhances the property's appeal for anyone seeking a comprehensive space for work, storage, or creativity.



SCAN TO SEE FULL MAP



GARY HUBBELL, ALC

OWNER | BROKER OF UNITED COUNTRY COLORADO BROKERS



GET TO KNOW GARY HUBBELL

Gary Hubbell is a Colorado rancher, real estate broker, and auctioneer with wide-ranging experience in ranches, hunting properties, luxury homes, orchards and vineyards, mountain land, recreation properties, horse properties, homes with acreage, and small farms. Gary has sold properties in all corners of Colorado. A former wilderness outfitter, hunting guide, and fly-fishing guide, Gary has outfitted thousands of clients on backcountry adventures. He is acknowledged as a Realtree Land Pro.

Gary Hubbell—one of only 32 Accredited Land Consultants in Colorado—is a proud member of the Realtors Land Institute, an association of ranch and land professionals administered by the National Association of Realtors. RLI acknowledges brokers that are especially proficient in land transactions with the Accredited Land Consultant designation, which is awarded only after extensive classroom study, demonstration of practical knowledge, a final exam, letters of recommendation by two other ALC's, and a documented portfolio of at least \$10 million in land sales. Of the roughly 48,000 real estate agents and brokers in Colorado, Gary Hubbell is one of only 33 Accredited Land Consultants. Gary is also recognized as a Certified International Property Specialist (CIPS).

Award-winning marketing skills—writer, photographer, drone videographer Gary Hubbell worked many years as a professional writer, photographer, location scout, and producer for photo shoots and film productions. He has worked on marketing campaigns for Marlboro, Coors, Victoria's Secret, Under Armour, Izod, Bushnell, ATK, Weaver rifle scopes, K2 skis, Remington, Ralph Lauren Chaps, Santa Cruz snowboards, Fenwick fly rods, Ford, Seiko, and many others. Gary has won 2 Colorado Press Awards, a Colorado Book Award, an American Horse Publications writing award, and 7 United Country Marketing Services national auction marketing awards. Gary has been at the forefront of drone property video production in Western Colorado, with his son Jake serving as drone pilot.

Colorado auctioneer and personal property appraiser Gary Hubbell. In 2016, Gary attended the Texas Auction Academy led by Mike Jones, a former World Champion Auctioneer and president of United Country Auction Services. Gary has already spearheaded several of the largest personal property and real estate auctions held in Western Colorado, selling everything from antiques & collectibles to estates, collector cars, heavy equipment, and ranch land. One of his sales included the former World Record American Elk taken by John Plute near Crested Butte in 1899. The trophy sold for \$121,000. Gary is capable of appraising personal property assets for clients needing valuation services.

Rancher, horseman, hunter, fly-fisherman, dog trainer, skier Gary lives with his wife, Doris, on a 118-acre hay farm and horse ranch in Crawford, Colorado, where they raise hay, horses, and Labrador retrievers. He is an avid upland bird hunter, waterfowler, fly-fisherman, horseman, and skier. Their two sons are college graduates and working in engineering and real estate.

CONNECT WITH GARY

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