

**Colorado luxury home with acreage and mountain views**  
2637 7750 Road  
Crawford, CO 81415

**\$1,375,000**  
8.690± Acres  
Delta County





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**Crawford, CO / Delta County**

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**SUMMARY**

**Address**

2637 7750 Road

**City, State Zip**

Crawford, CO 81415

**County**

Delta County

**Type**

Residential Property, Horse Property, Single Family

**Latitude / Longitude**

38.651295 / -107.637589

**Dwelling Square Feet**

4271

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

8.690

**Price**

\$1,375,000

**Property Website**

<https://aspenranchrealestate.com/property/colorado-luxury-home-with-acreage-and-mountain-views-delta-colorado/79689/>



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#### **PROPERTY DESCRIPTION**

2637 7750 Road, Crawford CO 81415

#### **Colorado Country Estate, Luxury Ranch Home for Sale**

From the top of the beautiful vistas of Fruitland Mesa, this stunning country home has commanding views of the West Elks Mountains, Needle Rock, and the Grand Mesa. This luxury home has all the advantages of quiet country living while offering a low-maintenance lock-and-leave lifestyle. With a total of 4,271 square feet, 3 bedrooms, and 2  $\frac{3}{4}$  baths, there is plenty of room for enjoyable living. The stick-framed 42x72 shop offers generous workspace for RV storage, projects, and ranch vehicles. The property has a total of 8.69 acres, of which 7 acres is an irrigated hayfield/horse pasture.

#### **Quality construction with a stunning backdrop on this luxury country home**

This country home has a long list of custom features, beginning with its Southwestern style construction of “ice block” concrete forms, which provide excellent insulation. The home is ringed by a beautiful landscaped garden surrounded by a stucco wall to keep the critters out. The garden area features a complete outdoor kitchen with an overhead portico to shelter guests from a summer shower. Inside, it has solid hardwood floors, exposed timber frame construction, slate and granite countertops, and Subzero refrigerator. The master suite has its own walk-out doorway to the garden and hot tub, with stunning views of the mountains. The bath features a steam shower and copper tub. The guest suite is charming and well appointed with its own full bath, while downstairs is a guest apartment with a  $\frac{3}{4}$  bath, bedroom, library/sitting room, and office. It leads to the lower garage, which is perfect for one car. Upstairs, there is a pull-through garage with small workshop just off of the mudroom.

#### **Mountain country estate with irrigated meadow for sale near Crawford, Colorado**

This property is situated on a broad mesa overlooking the North Fork Valley at 7,160 feet in elevation. Summers are cool and spectacular. The home is surrounded by several large hay farms and cattle ranches, with nearby Bureau of Land Management (BLM) lands to the south, which eventually give way to Black Canyon National Park. Though there is one property between the estate and BLM lands, there is a dedicated 10' easement through the neighboring property to provide access for ATV's, UTV's, horseback riders, and hikers to access the BLM lands, which provide thousands of acres for elk and mule deer hunting, horseback riding, 4-wheeling, and adventuring.

#### **Colorado recreation property for sale has hunting, fishing, adventures**

For a luxury home with such nice appointments, this property has a lot of recreation to offer! It's situated in Colorado Game Management Unit (GMU) 63, which is famous for excellent mule deer hunting. Although it's close to 9 acres, mule deer visit this property frequently. Elk roam Fruitland Mesa and the BLM lands to the south, offering good hunting opportunities right from the property, as there is an easement across the neighboring property to access BLM lands. Crawford Reservoir is just minutes away, offering fishing for trout, perch, bass, pike, and catfish, as well as boating, wakeboarding, waterskiing, and paddleboarding on 344 acres of cool mountain waters.

#### **Country home for sale has good access to town, medical facilities, shopping**

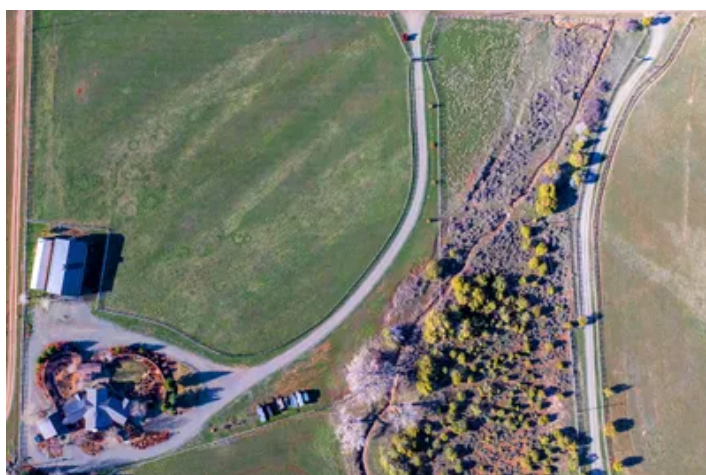
This luxury home on acreage is situated a few miles southwest of Crawford, Colorado at the top of Fruitland Mesa. Crawford is located on the Western Slope, equidistant between Aspen, Crested Butte, and Telluride in the heart of the Rockies. It's a small town—only 500 people—but there's a bank, coffee shop, restaurant, library, town hall, convenience store, hardware store, post office, and hotel. This luxury home is 13 minutes away from town. Other services are provided about 25 minutes away in Hotchkiss, which has a larger grocery store and an excellent medical clinic, and Delta and Montrose are within an hour to an hour and a half, with a regional airport, car dealers, big box stores, well-regarded hospitals, and so forth.



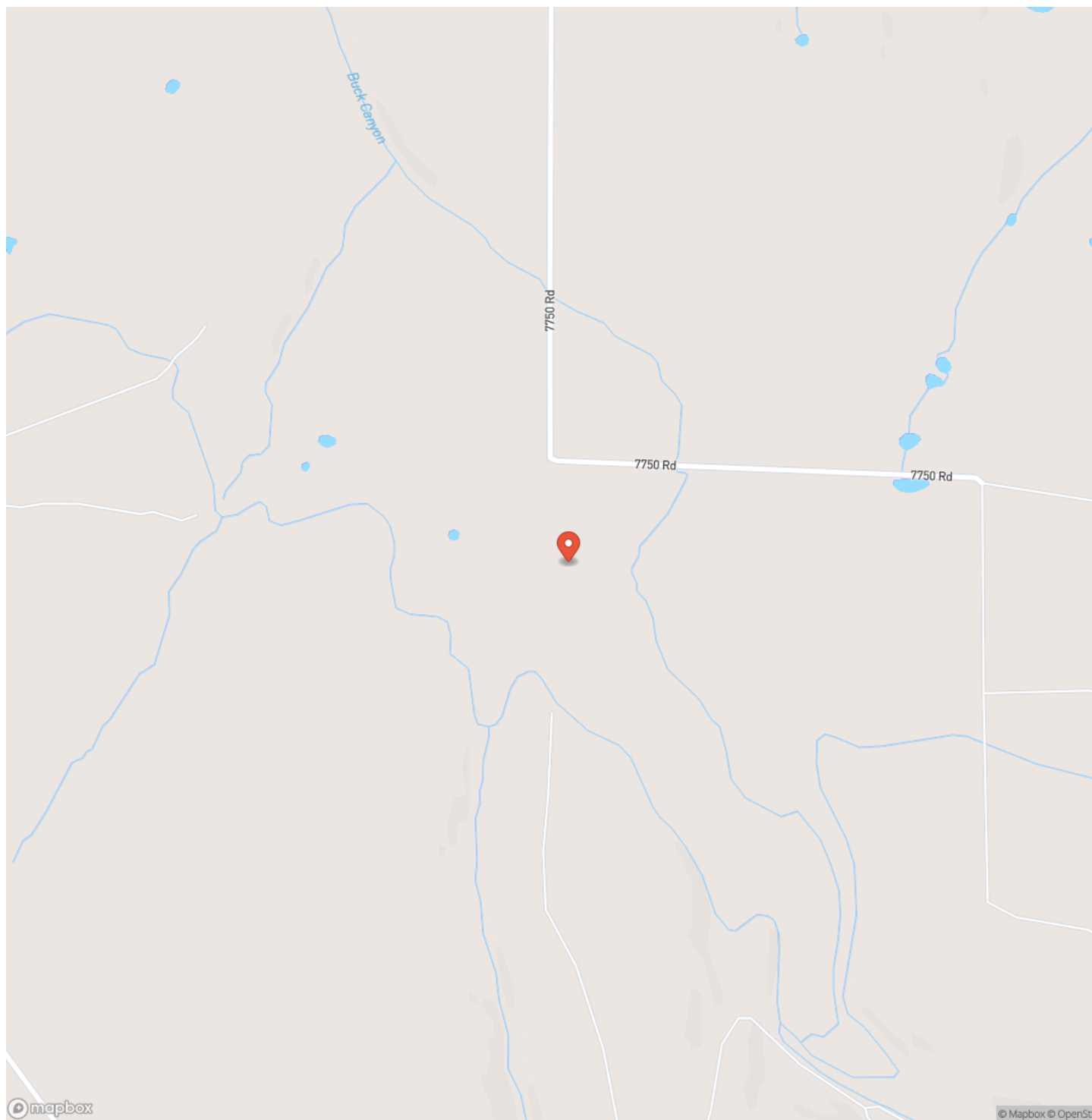


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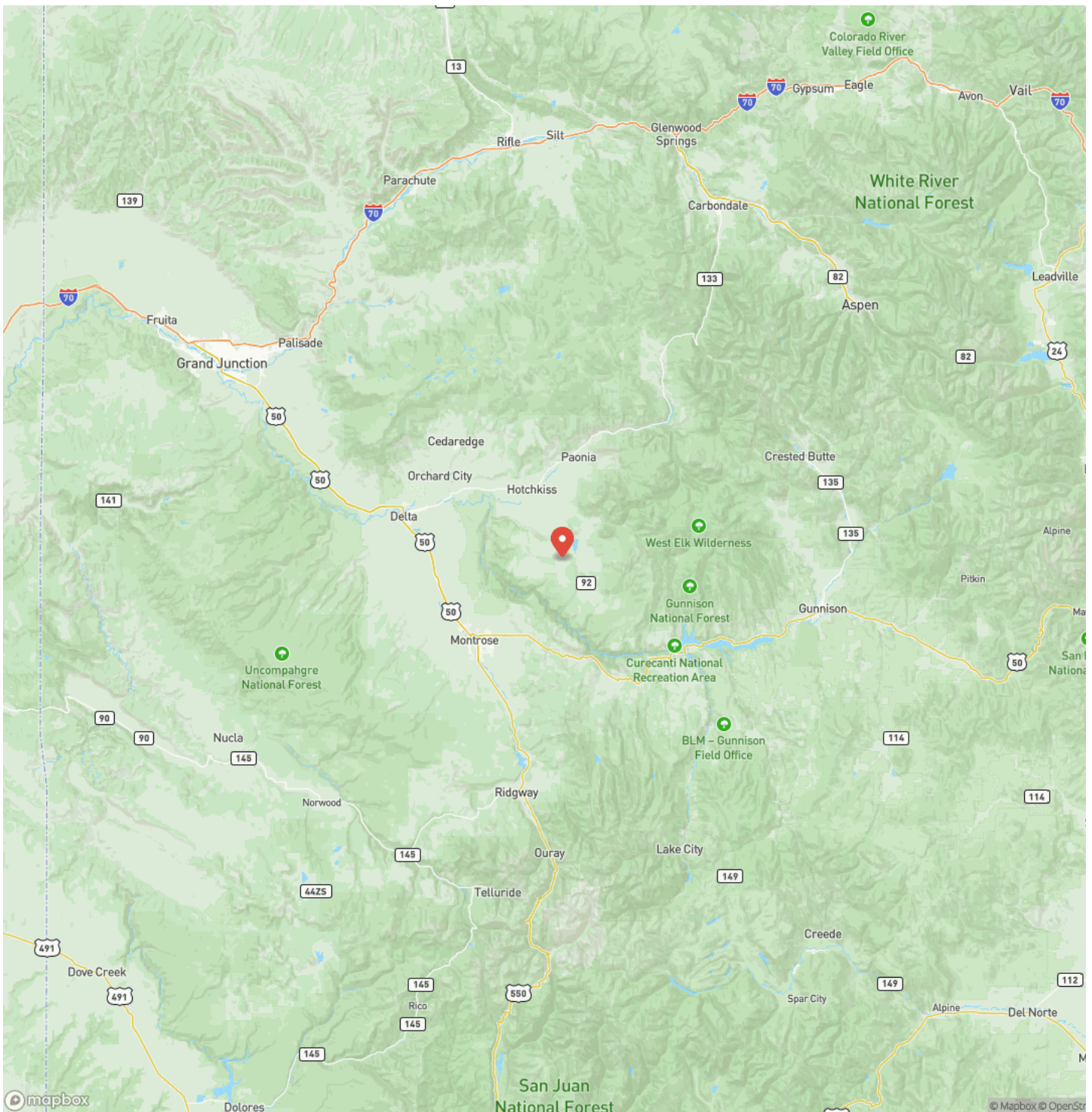


## Locator Map



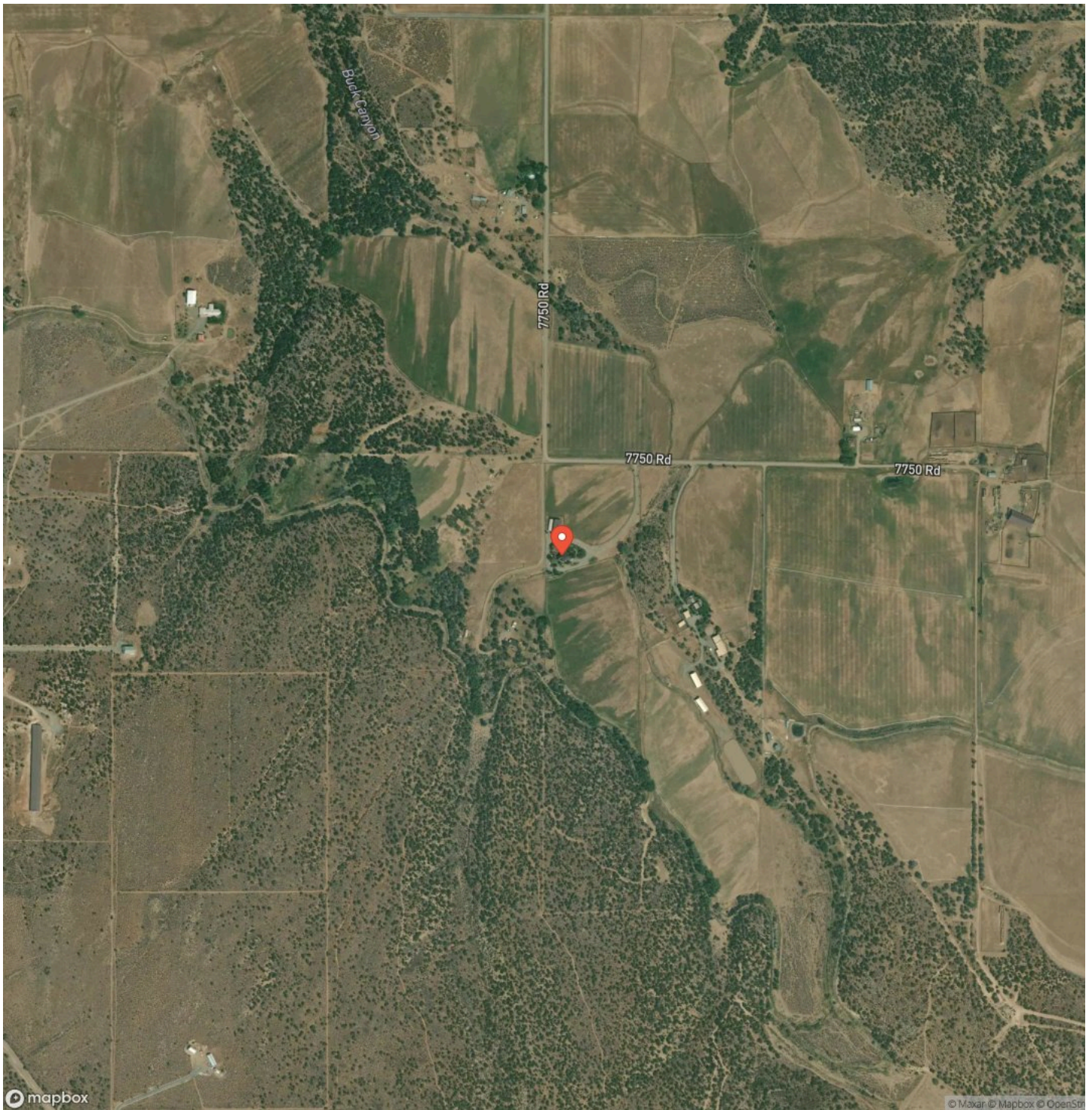


## Locator Map





## Satellite Map





## Colorado luxury home with acreage and mountain views

### Crawford, CO / Delta County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Gary Hubbell

## Mobile

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## Email

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### Address

31428 Highway 92

## City / State / Zip

## NOTES

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## **DISCLAIMERS**

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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.

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