

Riverfront Retreat with Acreage, Shop, and Luxury Amenities
821 E Bridge Street
Hotchkiss, CO 81419

\$1,375,000
15± Acres
Delta County



Riverfront Retreat with Acreage, Shop, and Luxury Amenities Hotchkiss, CO / Delta County

SUMMARY

Address

821 E Bridge Street

City, State Zip

Hotchkiss, CO 81419

County

Delta County

Type

Recreational Land, Residential Property, Business Opportunity,
Riverfront

Latitude / Longitude

38.798061 / -107.708231

Dwelling Square Feet

3002

Bedrooms / Bathrooms

5 / 3

Acreage

15

Price

\$1,375,000

Property Website

<https://aspenranchrealestate.com/property/riverfront-retreat-with-acreage-shop-and-luxury-amenities-delta-colorado/80910/>



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PROPERTY DESCRIPTION

Riverfront Retreat with Acreage, Shop, and Luxury Amenities in Hotchkiss, CO

Set along the serene banks of the North Fork of the Gunnison River, this unique 15-acre riverfront estate offers an exceptional blend of natural beauty, functionality, and comfort. With **1,185 feet of river frontage**, a beautifully appointed home, commercial-quality shop space, and ample room for recreation or business, this property is a rare find in Colorado's North Fork Valley.

Key Features

- **15 irrigated acres** with mature trees, wildlife, and stunning views
 - **1,185 feet of river frontage** on the North Fork of the Gunnison River
 - **3,002 sq ft main home** with total structure size of 4,874 sq ft
 - **Upstairs apartment** with 3 bedrooms, full bath, and half bath
 - **Downstairs layout** with 2 bedrooms, office, half bath, and primary suite with walk-in shower
 - **Radiant in-floor heat**, central A/C, and mini splits
 - **3,267 sq ft shop** with 220V power, car lift, full utilities, and 2 bathrooms
 - **2,920 sq ft covered outdoor patio** with commercial kitchen, coolers, and restrooms
 - **768 sq ft pole shed** for additional covered storage
 - **1/3 CFS irrigation water right** (approx. 130 GPM)
 - **Septic system with lift station** connected to city sewer
 - **2 Town of Hotchkiss water taps**
-

Luxury Home for Sale on the River

The heart of this property is a well-maintained home built in 1996, offering a total of **4,874 sq ft**, with **3,002 sq ft of heated living space**. The home is thoughtfully configured with two private living areas. Upstairs is a fully equipped apartment with three bedrooms, a full bathroom, and a half bath—perfect for guests, extended family, or rental income. The lower level offers a spacious master suite with a walk-in shower, a second bedroom, an office, and a shared half bath.

Comfort is prioritized throughout with **in-floor radiant heat**, **central air conditioning**, and **mini split units** for additional zone control. Recent upgrades and careful maintenance make this a move-in-ready home in a spectacular setting.

Expansive Workshop with Commercial Potential

Whether you're a hobbyist, entrepreneur, or need commercial-grade space, the **3,267 sq ft shop** is a dream come true. It's fully insulated and features a **9,000 lb car lift**, **220V power**, separate gas and electric meters, and **two bathrooms with showers**. With garage doors on both ends (10 ft and 12 ft), the shop is well suited for mechanics, fabricators, or RV storage.

Covered Outdoor Kitchen & Entertaining Space

Adjacent to the shop is a **2,920 sq ft covered patio** complete with a full **outdoor kitchen**, **walk-in cooler and freezer**, and **two bathrooms**, each with **dual showers and toilets**. This space is ideal for entertaining, events, or converting into additional guest accommodations. The infrastructure is in place for hosting everything from farm-to-table dinners to hunting parties or wellness retreats.

Private Acreage with Water, Wildlife & Recreation

The property lies outside Hotchkiss city limits but benefits from **two town water taps** and a **septic system with lift pump** connected to the city sewer. A **1/3 CFS irrigation water right** provides ample water (roughly 130 gallons per minute), supporting a lush, green landscape along the river corridor. An **irrigation ditch** runs alongside the home, attracting ducks, geese, deer, and other wildlife year-round.

You'll find quiet walking trails, river access, and enough space for gardens, animals, or just peaceful solitude. The **768 sq ft pole shed** offers additional storage for equipment or vehicles.

MORE INFO ONLINE:

aspenranchrealestate.com

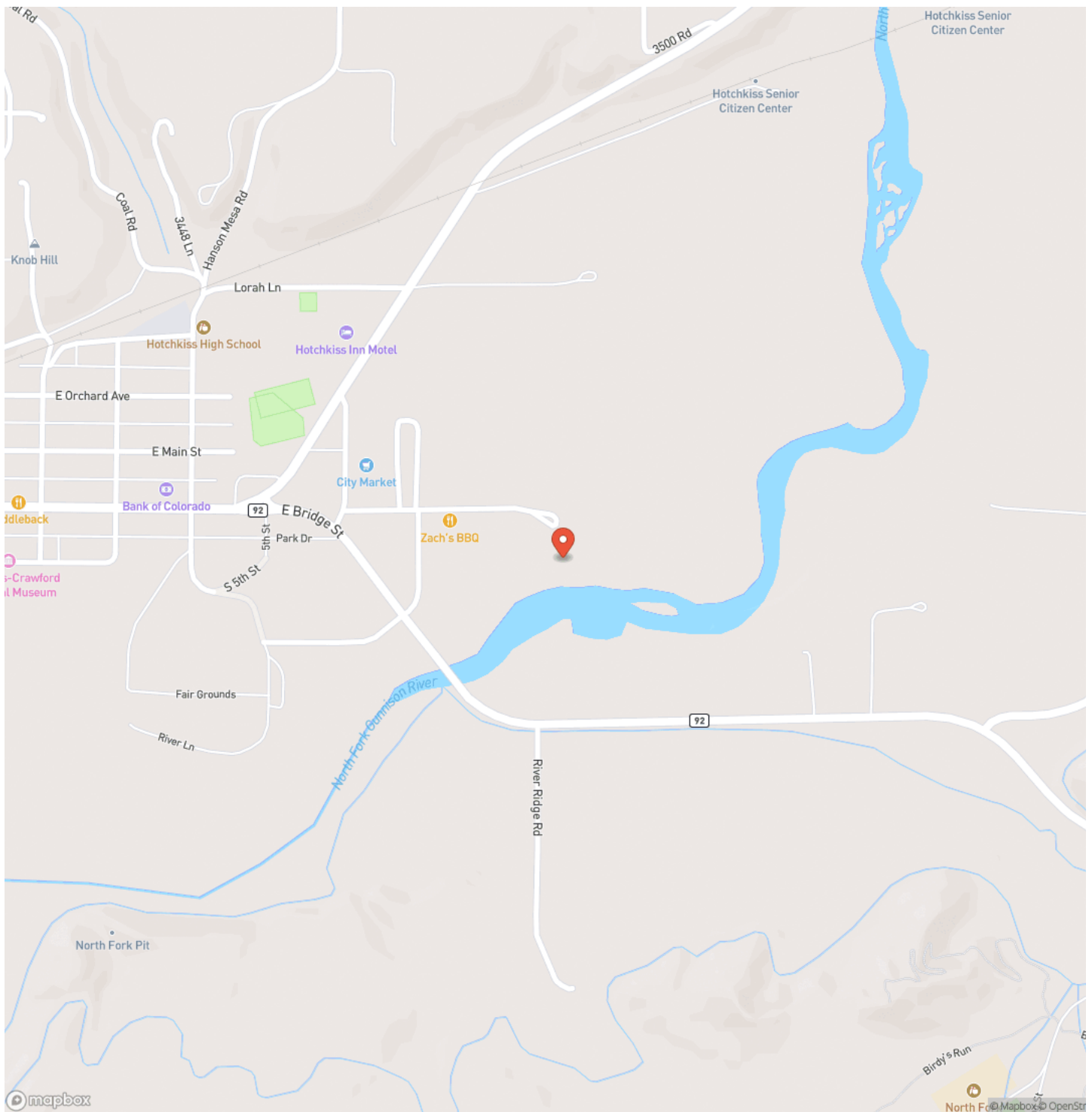
Experience the North Fork Valley

Located minutes from downtown Hotchkiss, this property offers easy access to all the charm and amenities of Colorado's Western Slope. Enjoy nearby wineries, orchards, and farm markets, as well as thousands of acres of public lands for **hunting, fishing, hiking, and riding**. This riverfront estate is a true haven for those seeking space, self-sufficiency, and the natural beauty of the **North Fork Valley**.

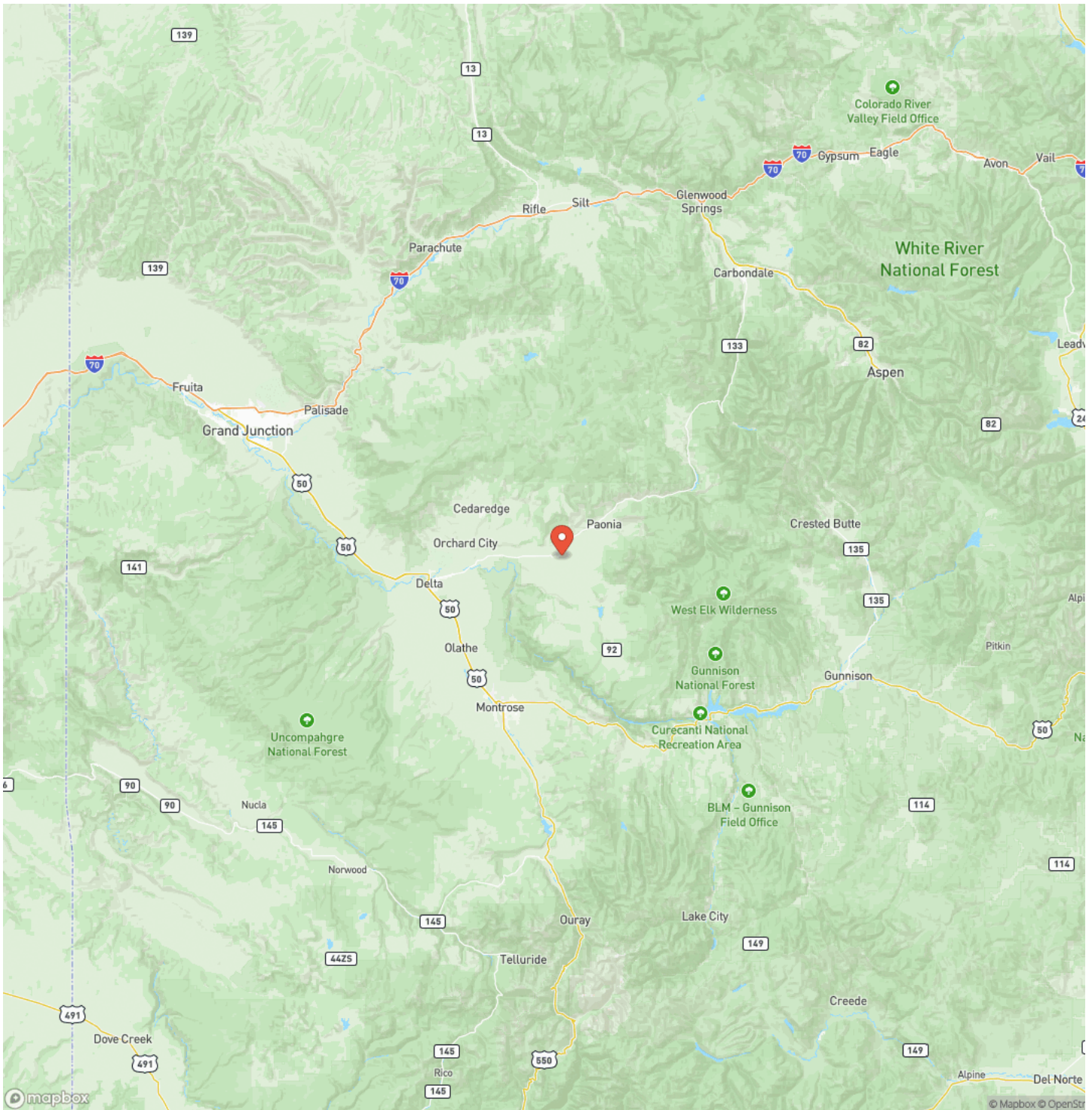
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Hotchkiss, CO / Delta County



Locator Map



Locator Map



Satellite Map



Riverfront Retreat with Acreage, Shop, and Luxury Amenities

Hotchkiss, CO / Delta County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Hubbell

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Email

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Address

31428 Highway 92

City / State / Zip

NOTES

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

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