

Colorado Mountain Luxury Home on 105 Acres
17826 & 17830 Hanson Road
Cedaredge, CO 81413

\$2,450,000
105± Acres
Delta County



Colorado Mountain Luxury Home on 105 Acres
Cedaredge, CO / Delta County

SUMMARY

Address

17826 & 17830 Hanson Road

City, State Zip

Cedaredge, CO 81413

County

Delta County

Type

Residential Property

Latitude / Longitude

38.9063947 / -107.9001246

Taxes (Annually)

4900

Dwelling Square Feet

4434

Bedrooms / Bathrooms

4 / 4

Acreage

105

Price

\$2,450,000

Property Website

<https://aspenranchrealestate.com/property/colorado-mountain-luxury-home-on-105-acres-delta-colorado/35982/>



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PROPERTY DESCRIPTION

Western Colorado Mountain Luxury Ranch

Back on Market! No Fault of Property. Inspection Report in Hand. This beautiful custom home is situated just outside of Cedaredge, Colorado at the base of the Grand Mesa, on 105 acres with impressive improvements. Built in 2014, the main home encompasses 4,434 total square feet, with a guest house utilized as an office of 1,470 square feet just adjacent to it. Both have two-car heated garages, a paved driveway throughout, and a newer 40x52' red steel insulated and heated shop building large enough for RVs, trucks, and any recreational vehicles.

Property Features:

- 105 Acres (approximately 100 irrigated)
- Three (3) 35-acre parcels
- Three (3) Upper Surface Creek domestic water taps
- Domestic well - provides water to pond - solar powered
- 5.5 shares Surface Creek Irrigation Water
- Paved Driveway
- 4,434 square foot custom main home (4 bed, 4 bath)
- 1,470 square foot guest home (used as office, 2 bed, 1 bath)
- 40x52' red steel insulated and heated shop (large enough for RVs & trucks)
- Custom finishes throughout
- Expansive professionally landscaped backyard
- Pool, hot tub, fire pit, BBQ pit, large lawn

The 105 acres has a good water right, **5.5 shares of Surface Creek** water, as well as additional rights from the Horseshoe Ditch Company. There's a small pond fed by a solar-powered water well, giving this property ample water rights.

The main home is 2 stories, 4 bedrooms, 3 1/2 bathrooms, with a large open design. The master is located on the main level, with two bedrooms and a bonus room upstairs. Attention to detail and tasteful finishes have been applied throughout the home, walnut cabinetry and floors, Crestron Home Lighting system, Sonos speakers wired throughout the house, Jenn-Air appliances, granite counters, luxury bathrooms, and outdoor access to a full custom patio, pool area, outdoor grilling & cooking, and landscaped lawn, plants, and trees all fed by sprinklers and drip waterers. The entire back yard is encompassed by a black metal wrought iron fence. This huge outdoor entertainment area also has a recessing TV & sound system, as well as the fire pit.

The Guest home is currently utilized as an office. 1,470 total square feet with 2 bedrooms, 1 bathroom, large living area, and a 2-car garage, all finished with similar touches to the main home with nice wood floors, stone counters, and accented lighting.

This 105 acres has many assets. It comes with **3 Upper Surface Creek Domestic water taps**, and is assembled from three individual 35-acre parcels. The option to build additional homes on the other parcels is available, or sell the additional parcels. Map will be included in pictures.

Location is exceptional, with just minutes to downtown Cedaredge, a short 25-minute drive to Delta for big box stores and the hospital, and Montrose and Grand Junction with their regional airports are approximately an hour away. Being located on the southern slope of the Grand Mesa, the property is less than 20 minutes from easy access to high alpine recreation. Four wheeling, snowmobiling, hunting, paddle boarding on reservoirs, and excellent camping spots on the Grand Mesa are just minutes away. The combination of lifestyle and recreation is hard to beat.

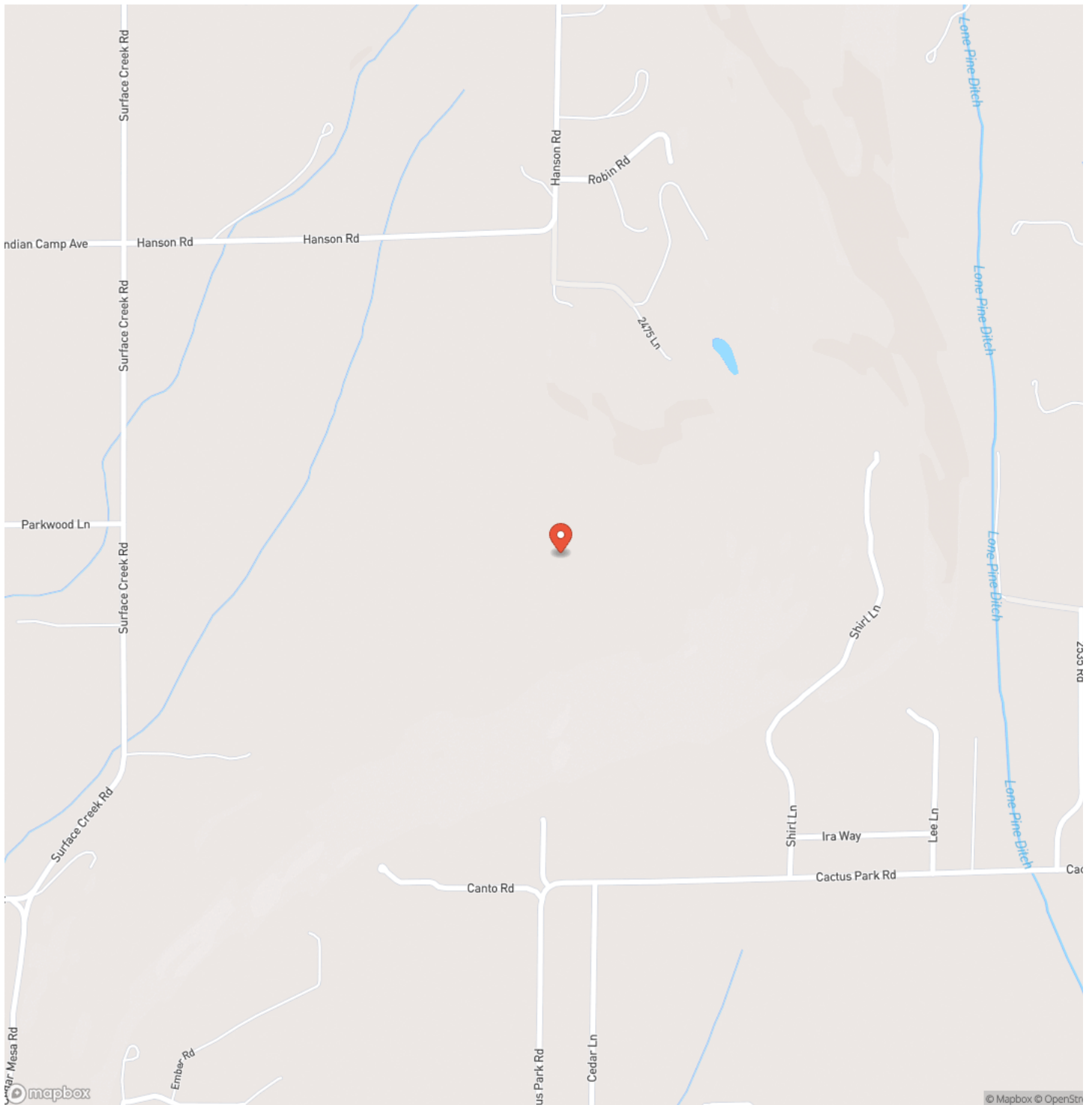
MORE INFO ONLINE:

aspenranchrealestate.com

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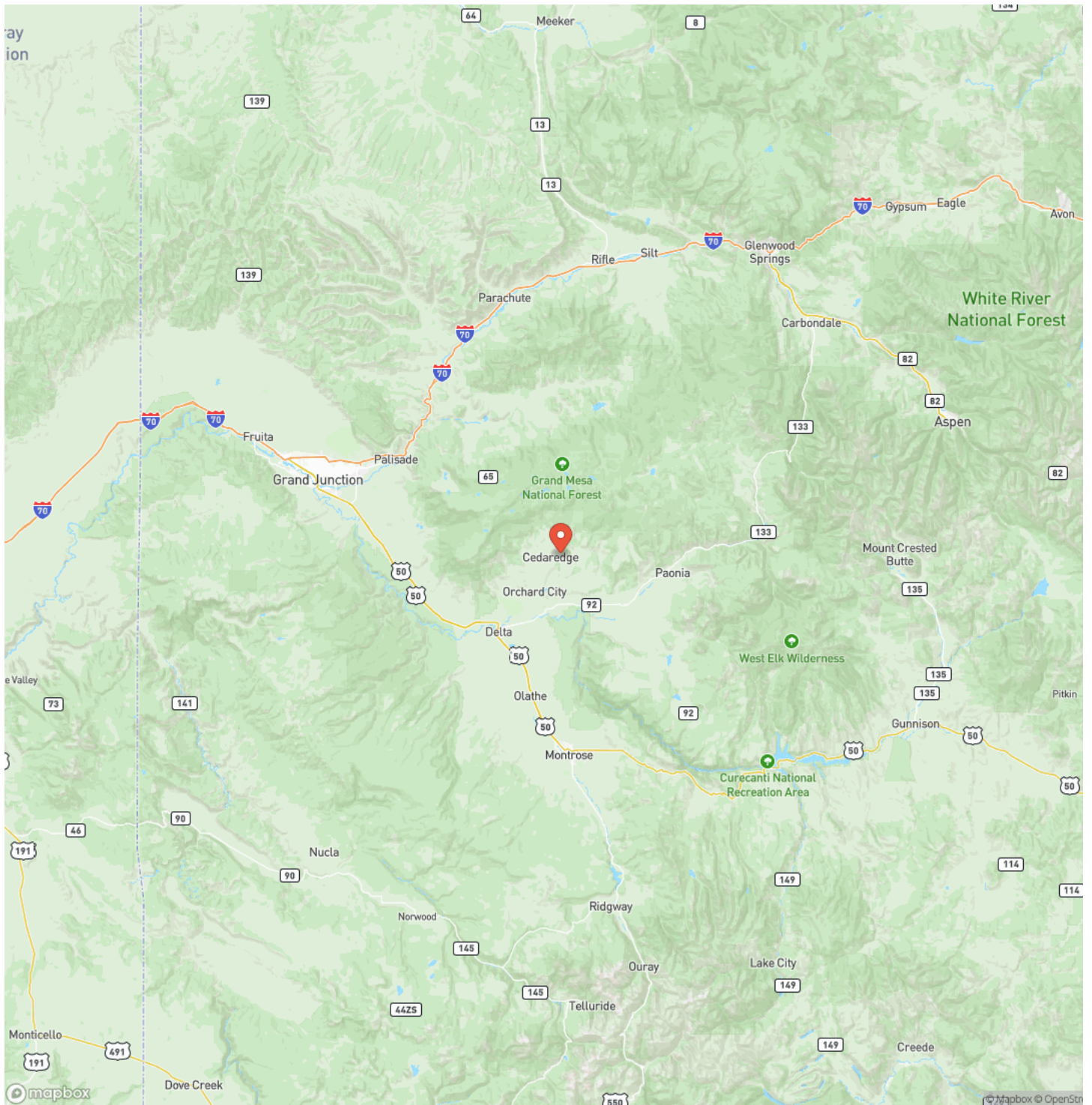


Locator Map



MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

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NOTES

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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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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