

CABIN AT WILDERNESS STREAMS



GUNNISON, COLORADO

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(970) 944-4444 | RANCHES@M4RANCHGROUP.COM



\$1,595,000 - 6.204± Acres

Presented By



DEDICATED RANCH BROKER



Dan Murphy - Broker
970-209-1514 - Dan@M4RANCHGROUP.COM

Michael Murphy - Broker Associate
719-849-1441- Michael@M4RANCHGROUP.COM



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The Property

Cabin at Wilderness Streams is in an incredible gated community approximately 16 miles north of Gunnison, Colorado at the headwaters of Ohio Creek. This well managed development offers the true mountain lifestyle with year-round access for most properties, and tremendous outdoor adventures in every season. Wildlife can be spotted frequently from the property and the homeowners association maintains a stocked lake for fishing, and fishing rights on two common areas of Ohio Creek and Pass Creek.

The impeccably maintained 3,443± square foot cabin is as impressive as the stunning landscape it encompasses. The log cabin has three levels offering 3 bedrooms and 3 bathrooms. The main level has an impressive living space with stunning mountain views, an adjoining deck, and patio. The kitchen has beautiful, milled cabinetry, chef's pantry, granite countertops, and stainless-steel appliances. Flowing right of the kitchen is a dining room with stunning views to enjoy while entertaining your guests. A guest bedroom and bath, office, and laundry room finish up the main level. The top level is the owners' retreat with a loft sitting/home office area, and beautiful tongue and groove ceilings. French doors give access to a Master bedroom and bath with walk-in closet and access to a private balcony. The bottom floor is a finished walkout basement with home theatre and seating area, kitchenette with dining/game table area, one bedroom and a bath, and a flex room. There is access to a fire pit and

outdoor space to enjoy the cool mountain evenings. The cabin is coming fully furnished with impeccable furnishings that reflect the mountain lifestyle. The total parcel is 6.204± acres.

The cabin has lovely, landscaped grounds of mountain wildflowers, gravel carved pathways, fencing, trees, eye catching entrance with circular driveway and breathtaking views of the Anthracites, Castle Mountain, and the West Elks. The landscaping is maintained with irrigation rights from the well and a sprinkler system is in place

Homeowners in the area love the quiet, secluded feeling of this special subdivision. Horses are another possibility here- equestrians will find miles of trails leading towards the West Elk Wilderness and the famous "Castles" formation with thousands of acres of national forest and wilderness areas to enjoy. Fishing, hiking, horseback riding, cross-country skiing, and mountain biking are all found in the development or very close by, giving way to an abundance of recreational opportunities.

The college town of Gunnison, Colorado is a short drive away for restaurants, shopping, airport, and medical facilities. In the summer, Crested Butte can be accessed by the scenic byway, Ohio Pass, offering more restaurants and summer festivals.



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The Residence



Property Details

- 3,443± Square Feet
- Owners' Retreat with Private Bath
- 2 Guest Bedrooms
- 2 Guest Bathrooms
- 2 Living Areas
- Kitchen and Kitchenette
- Loft
- Office
- Open Dining Room
- Flex Space
- Laundry Room
- Deck and Patio
- 6.204± Acres
- Landscaped Grounds
- Sprinkler System in Place
- Partially Fenced
- Sold Furnished

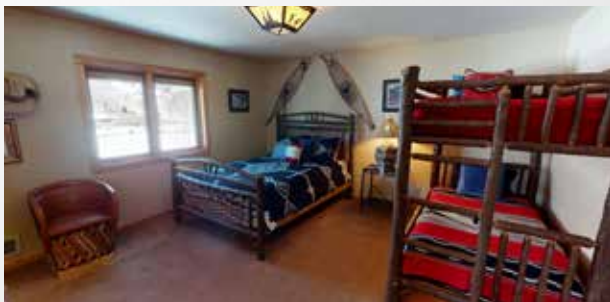
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The Residence



Main Level



Top Level
Owners' Retreat



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The Residence

Lower Level



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Recreation

Wilderness Streams' location is close to the well-known snow-mecca of Kebler Pass, so this area receives lots of snow and is perfect for cross-country skiing, snowmobiling, and backcountry skiing. In the summertime, Wilderness Streams has amazing hiking and biking possibilities in every direction, along with fishing in lakes and streams within the subdivision. Fall and Spring bring a welcome change of colors with gorgeous views in every direction.



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Location - Airports - Climate



Wilderness Streams is a gated subdivision in the upper Ohio Creek valley, approximately 20 miles north of Gunnison and a beautiful 35 minute drive over scenic byway Ohio Pass to Crested Butte in the summer. Home owners in the area love the quiet, secluded feeling of this special subdivision.

Airports

Airport	Kind of Service	Miles from the Gunnison
Gunnison-Crested Butte Regional Airport	Domestic	2± Miles
Montrose Regional Airport	Domestic	66± Miles
Grand Junction Regional Airport	Domestic	130± Miles
Denver International Airport	Domestic/International	223± Miles

Climate for Gunnison, CO

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	25	30	43	54	65	74
Average low in °F:	-7	-0	14	22	30	36
Av. precipitation in inch:	0.75	0.63	0.47	0.71	0.87	0.71
Average snowfall in inch:	10	9	5	3	1	0

	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	79	76	69	58	42	28
Average low in °F:	43	42	33	22	11	-2
Av. precipitation in inch:	1.38	1.57	1.18	0.75	0.67	0.94
Average snowfall in inch:	0	0	0	1	5	11

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Surrounding Attributes



Black Canyon of the Gunnison National Park Gunnison, Colorado

Black Canyon of the Gunnison National Park is in western Colorado, one of the deepest canyons in the world. It surrounds part of a deep, steep-walled gorge carved through Precambrian rock by the Gunnison River. You can take a boat ride with the National Park Service in the depths of the canyon. Amazingly, there was once a narrow-gauge railroad through it, which Mark Twain called the most frightening ride of his life. Roads and trails along the north and south rims have views of the Black Canyon's dramatic drops and the striated Painted Wall cliff. The winding East Portal Road descends to the river. Wildlife includes mule deer, elk and golden eagles.

Blue Mesa Reservoir – Curecanti National Recreation Area Gunnison, Colorado

Colorado's largest reservoir and home to the largest Kokanee Salmon population in the Western US. Blue Mesa Reservoir is 330 feet at the deepest point and is made up of 3 basins, 4 boat launches, two marinas and over 100 miles of shoreline. It is truly a magnificent area nestled in the Rocky Mountains. Blue Mesa is a recreationalist's dream. Options for play include sailing, power boating, fishing, and water skiing. Windsurfing is popular among those looking to get a workout on the water.

Monarch Mountain Ski Area Salida, Colorado

An authentic Colorado ski resort with high elevations, abundant snowfall, gorgeous scenery and excellent terrain. The ski area is situated high along the Continental Divide in the Sawatch Range within the San Isabel National Forest near the towns of Salida, Buena Vista and Gunnison. The mountain sports 54 trails, two terrain parks, and an extreme terrain area called Mirkwood.

Crested Butte/ MT. Crested Butte Crested Butte, Colorado

Authentic, open and free of crowds, Crested Butte is a quaint 1880s mining town, a registered national historic district and the celebrated wildflower capital of Colorado. Known as Colorado's last great ski town, a great year-round mountain destination that offers gorgeous scenery, and rich history. Crested Butte Mountain Resort has expansive and diverse terrain across more than 1,500 skiable acres and offers terrain suitable for any ability type. Crested Butte Mountain Resort is in southwest Colorado, within the Gunnison National Forest and the Elk Mountain Range. The resort town of Mt. Crested Butte is about three miles from the historic mining town of Crested Butte.

In summer, Crested Butte and Mt. Crested Butte are the place to enjoy all of Colorado's outdoor recreational activities: epic mountain biking (there's more than 750 miles of trails to choose from!), hiking in alpine and aspen forests, fishing in pristine rivers, lakes and streams, and whitewater rafting and kayaking in class II-IV rapids.

Kebler Pass Crested Butte, Colorado

While most of Colorado's scenery is easy on the eyes, the explosion of dominating the landscape every spring and fall on Kebler Pass is especially eye catching. Technically called Gunnison County Road 12, Kebler Pass is a scenic mountain road that stretches about 30 miles from Highway 133 near Paonia State Park to Crested Butte. The road is only accessible via snowmobile in the winter, but for spring wildflower hunters or fall color seekers, it doesn't get much better. The highway signs entering the state read "Welcome to Colorful Colorado" because of roads like Kebler Pass. The best time for wildflower viewing tends to be late-May through June. Fall color peaks around the end of September into October.

Property Map



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