

# *Collegiate Peaks Estate*



*Salida, Colorado*

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**\$2,500,000- 49± Acres**



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# *The Estate*

A stunning luxury estate located 10± miles from Salida, Colorado. Off-grid does not have to mean doing without in this luxury estate that is constructed with 10-inch-thick adobe walls. Entering this well thought out, richly appointed, and expertly designed home is like walking into welcoming arms. This exquisite residence is filled with smart technology, security system with smartphone capabilities, water sensing devices to detect water leaks that automatically shuts off your water, a solar power system along with an auxiliary Kohler generator. A solar thermal and radiant floor heating system provides hot water used to heat the home along with a backup boiler. Both systems have recently received substantial upgrades. The estate has several systems in place to basically think for itself.

The estate encompasses 49± acres with pines filling its rolling and steep mountain terrain. Over 100± aspens have been planted on the property along with tastefully done flowerbeds outlined in granite stone, filled with color throughout spring and summer. At the top of the driveway, you are met with a solar powered, custom metal security gate. The design elements of this impressive entry gate match two other gates found in the front courtyard. The driveway is lined with rock beds of aspens, shrubs, and flowers. The entrance to the residence is through a charming outdoor courtyard finished with stone walls and flagstone flooring for privacy and elegance. A beautiful wood burning fireplace and a fountain made of hand carved Cantera stone imported from Mexico helps to create a relaxing welcoming atmosphere.

The residence is a masterpiece of imported elements from around the world. Wood fireplace mantels and wet bar shelving are from 200-year-old railroad ties imported from South Africa. Bathroom vanities made from Indian rosewood or Sheesham wood from India, Red Dragon granite counter tops from Brazil, Honey Onyx stone from Mexico, and Travertine tile imported from Turkey. The residence is an impressive 3,365± square feet of living space with 4 bedrooms, each with its own bathroom, and a 1/2 bath can be found off the great room. The kitchen is filled with custom Knotty Alder wood cabinets, high-end stainless-steel appliances, and is topped off with a stained wooden Southwestern style viga and latilla ceiling that carries into the dining room. The great room, the showpiece of the home, with its custom floor to ceiling granite fireplace to its massive 3 section arched window, creates panoramic breathtaking views of the Collegiate Peaks Mountain Range and other surrounding ranges. The 20-foot tongue and groove ceiling, the massive wood timber beams and dramatic metal and onyx chandelier round out this impressive space. The home has so many extra features that it's impossible to list them all. This property is a must see - you need to tour it to appreciate all it has to offer.

Additionally, this unique estate offers a 2-car garage, under deck and under house storage areas, storage shed, decks to soak in the outstanding views, and two additional level building sites for potential improvements such as a guest house, workshop, barn, or studio complete with a fantastic view of the Collegiate Peaks. Call today to schedule a tour of this off-grid masterpiece.

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# *The Residence*



## *Additional Features*

- Security System, including motion detection capabilities
- Equipped with water sensing devices with automatic shutoff
- Kinetico soft water system
- Sound system throughout the home and courtyard and deck
- Standing seam metal roof
- Heated 2 car garage
- Private water well with flow rate of 15 gallons per minute
- Two 1,000 gallon underground propane tanks
- Two 6 inch PVC and french drain pipes installed to keep rain and snow melt away from home

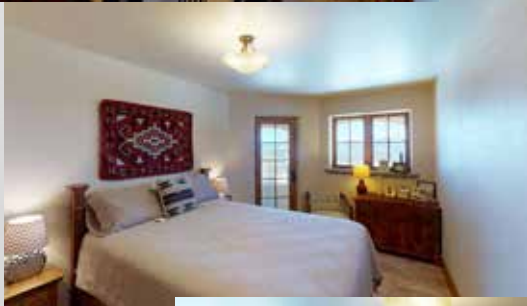


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# Custom Interior



- 3,365± Square Feet
- 4 Bedrooms, 5 Bathrooms
- Main Floor Owners Suite
- Tongue and Groove Ceilings
- Imported Tiles Throughout
- Radiant Floor Heating
- Custom Knotty Alder Kitchen Cabinets
- Imported Custom Vanities
- Imported Lighting Fixtures
- Installed WIFI Boosters
- Imported Solid White Cedar Doors
- Hand Chiseled Stone Window Sills

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## *Exterior Beauty*



- 8' x 10' Wooden Storage Shed
- 1500 gallon, 2 Compartment Septic System and Absorption Field
- Home Constructed from 10" Thick Cement Stabilized Compressed Soil Blocks with 3" of Polyurethane Spray Foam Insulation
- Rear Flagstone Deck is Pre-Plumbed with Propane Gas

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# *Off-Grid Attributes*

## *Solar System Features*

- Solar powered front security gate
- Solar power system, with a total of 21 panels, placed on pole mounts and south facing garage roof
- 4 New Lithium Ion batteries and specially designed storage cabinet to store power from solar system
- 15 Kw Kohler backup generator, powered by propane. Designed to come on at a predetermined time upon battery charge levels



## *Solar Thermal System Features*

- Provides hot water and heat to entire house
- System has (12) 10' x 4' solar panel arrays
- 960 gallon stainless steel tank to hold hot water
- System upgraded with 5 copper heat exchanger coils
- New pump installed to increase volume being pumped
- Home is equipped with backup boiler

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## Location

Ten miles Northeast of Salida, Colorado off County Road 175. Salida is the Statutory City that is the county seat and the most populous municipality of Chaffee County, Colorado. Salida is located in the heart of the Rockies in central Colorado. The Sawatch Range, the Arkansas River and Monarch Mountain surround the city of Salida, a hub for outdoor recreation.

## Airports

Airport	Kind of Service	Miles from Salida, CO
Gunnison Crested Butte Regional Airport	Domestic	68 ± Miles
San Luis Valley Regional Airport	Domestic	85 ± Miles
Colorado Springs Airport	Domestic	110± Miles
Denver International Airport	Domestic/International	165± Miles

## Climate - Salida, CO

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	43	46	52	60	69	80
Average low in °F:	10	13	19	27	35	42
Av. precipitation in inch:	0.29	0.28	0.76	0.94	0.87	0.74
Average snowfall in inch:	6	5	8	7	2	0
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	85	82	76	64	51	42
Average low in °F:	48	47	38	28	18	11
Av. precipitation in inch:	1.47	1.63	0.81	0.97	0.40	0.36
Average snowfall in inch:	0	0	0	4	6	5

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## *Surrounding Attributes*

### **Colorado Whitewater Rafting and Kayaking Arkansas River**

The Arkansas River is the most popular whitewater rafting river in the United States. Every year commercial river outfitters guide more than 175,000 guests down the upper sections of the river, offering everything from scenic float trips to class V rafting adventures. The Upper Arkansas River is also a huge draw for kayakers and private rafters from around the world. The most popular whitewater sections on the Arkansas River are near the rafting and kayaking towns of Buena Vista, Salida and Cañon City.

### **Monarch Mountain Ski Area Salida, CO**

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.

### **Mount Princeton Hot Springs Nathrop, CO**

Mount Princeton Hot Springs Resort offers a variety of lodging types for any party. Each choice offers a unique ambiance and experience. This expansive 70-acre resort is located in Nathrop, Colorado between the towns of Buena Vista and Salida, at an elevation 8,250 feet above sea level. This unique location is surrounded by 14,000-foot peaks with incredible views of the Chalk Cliffs of Mount Princeton.

### **Cottonwood Lake Buena Vista, CO**

Tucked away among the 14,000-foot collegiate peaks lies Cottonwood Lake, a gem among giants. Cottonwood Lake is situated at 9,550-feet and offers countless outdoor activities during all four seasons of the year. Fisherman can cast their lines for northern pike or brook, rainbow and brown trout either from the shore by boat or kayak using the lake's launch ramp. For off-roading, unpaved County Road 344 transports adventurers deeper into the woods where several forest roads lead to endless exploration. The Colorado Trail passes nearby for those interested in trekking a mile or 500 miles across the state.

### **Cottonwood Pass Buena Vista, CO**

Cottonwood Pass rises to the west out of Buena Vista, heading over the Continental Divide. It's an amazing mountain pass to see colorful fall aspen groves. The area surrounding the pass is mostly forest, with the San Isabel National Forest to the east and the Gunnison National Forest to the west. The Continental Divide is marked at the saddle point of Cottonwood Pass. It is the second highest pass with an improved road in the state, the third-highest paved road in the state, and the highest paved crossing of the Continental Divide in the U.S.



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# *Property Map*



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