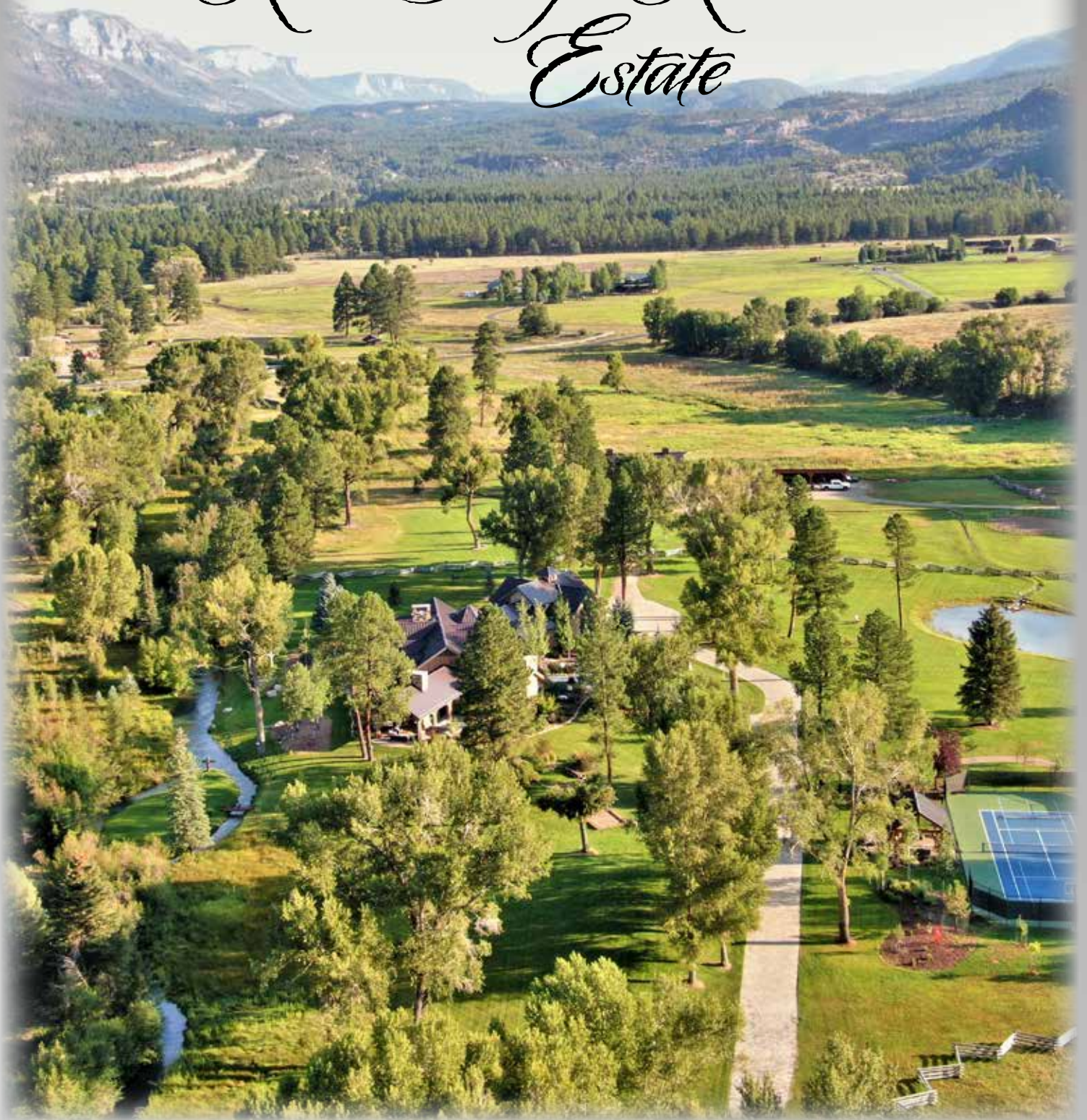


Red Bridge Ranch Estate



Durango, Colorado

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(970) 944-4444 | RANCHES@M4RANCHGROUP.COM | 201 GUNNISON AVENUE, LAKE CITY, COLORADO 81235



\$12,495,000 - 35± Acres

PRESENTED BY:



DEDICATED RANCH BROKER



DAN MURPHY - BROKER
970-209-1514 - DAN@M4RANCHGROUP.COM

CO-LISTED WITH ROBB NELSON
HALL AND HALL



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The Ranch

The Red Bridge Ranch Estate is an outstanding 35± acre luxury estate nestled in the Animas Valley near the quintessential mountain town of Durango, Colorado. The area is steeped in history from ancestors of the Ancestral Puebloans, the Utes, and the Spanish conquistadors. The 19th century brought ranching and agriculture back along with modern movie making such as the 1969 western classic “Butch Cassidy and the Sundance Kid”. The owners paid tribute to the history of the valley in planning and building the Red Bridge Ranch Estate.

No expense was spared in the design of the estate and its grounds. A powerful team of designers took their individual specialties to the limit. The home has been featured in Luxe Interior Design, praising its ability to merge outdoor and indoor living, quoting, “Colorado home puts a vivid spin on Western Style”.

The exterior attributes of the estate are just as stunning as the home. You enter the ranch over a red bridge, thus the name, and go down a tree-lined drive opening to a beautiful estate. Giant cottonwoods, running water, numerous ponds, fencing, impressive horse barn with indoor stalls, living quarters above, and exercise area with stunning views of the estate. There are numerous outdoor living areas to enjoy, a firepit, and a tennis court with a viewing deck. The land is filled with the sounds of nature. You may hear a bugling bull elk from the significant elk herd that calls the ranch home, with knee-deep grasses, protected benches, and running springs, it is easy to understand why. The ranch has .25cfs of water rights out of the Ambold Ditch No. 2 for irrigation, recreation, piscatorial, and filling of ponds.

Red Bridge Ranch Estate pays respect to its old west roots and comfortably lays in a modern contemporary ranch home, blended with landscapes of ranch life and modern amenities, giving you a perfect tranquil lifestyle.



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The Residence



8,251± Sq. Feet - 5 Bedrooms - 6 Bathrooms



- Kitchen Designed by EKD in Denver
- Special Counter made from slices of petrified logs
- Themador appliances
- 8 foot slider doors to outside dining
- Walk-in pantry with sink
- Breakfast eating area

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Great Room

- 28 foot vaulted ceiling
- Massive floor to ceiling stone fireplace
- 8 foot window seat
- Opens to west side patio overlooking creek



Saloon/Family Room

- Wet Bar
- Floor to ceiling river rock fireplace
- 12 foot sliding door to patio
- Wine closet



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Master Suite

- Private patio with gas firepit and copper lined hot tub
- Dry Sauna
- Steam shower
- 2 master closets
- 20 foot vaulted ceiling



Guest Bedrooms



Guest Apartment above Garage



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Outdoor Living and Entertaining Spaces



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Horse Barn & Apartment



- 3,385± Sq. Ft. Barn
- In-floor heat
- 4-Stalls with mats and plumbing
- Studio Apartment
- Workshop and Bathroom
- Laundry
- 2 Workout areas
- Storage

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Location



Very private and secluded location. Nestled in the Animas Valley, just a short drive to Durango home to Fort Lewis College, the historic Durango and Silverton Narrow Gauge Railroad and a plethora of cultural, shopping and dining attractions.

Airports

Airport	Kind of Service	Miles from Durango, CO
Durango-La Plata County Airport	Domestic	15 Miles
Montrose Regional Airport	Domestic	108 Miles
Albuquerque Sunport Airport	Domestic/International	158 Miles

Climate

Durango - Colorado

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	41	47	55	62	73	86
Average low in °F:	13	19	24	31	37	44
Av. precipitation in inch:	2.30	1.79	1.42	1.53	1.16	0.57
Av snowfall in inches:	19.9	14.9	6.0	3.7	0.5	0.0
	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	89	85	79	66	52	42
Average low in °F:	51	51	42	32	23	15
Av. precipitation in inch:	1.77	2.81	2.19	2.02	1.64	1.75
Av snowfall in inches:	0.00	0.00	0.00	2.8	5.7	13.2

Surrounding Attributes

Purgatory Mountain-Durango Mountain Resort - Durango, CO

Located in the San Juan Mountains of Southwest Colorado, 25 miles north of the historic town of Durango. Established in 1965, Purgatory offers 99 trails, including 5 terrain parks, over 1,605± skiable acres, 88 trails and 12 lifts, including one six-person and one high speed quad lift. Known for being one of the best values in Colorado and a great destination for beginners and intermediates. The elevation at the summit is 10,822 feet (3,299 m), with a vertical drop of 2,029 feet (618 m).

Mesa Verde National Park- Mancos, CO

Located in southwest Colorado, Mesa Verde, Spanish for green table, offers a spectacular look into the lives of the Ancestral Pueblo people who made it their home for over 700 years, from AD 600 to 1300. Today the park protects nearly 5,000 known archeological sites, including 600 cliff dwellings. These sites are some of the most notable and best preserved in the United States. Mesa Verde is always open, but opportunities vary from season to season.



Durango & Silverton Narrow Gauge Railroad -Durango, CO

Durango, Colorado was founded by the Denver & Rio Grande Railway in 1879. The railroad arrived in Durango on August 5, 1881 and construction on the line to Silverton began in the fall of the same year. By July of 1882, the tracks to Silverton were completed, and the train began hauling both freight and passengers.

This historic train has been in continuous operation between Durango and Silverton since 1882, carrying passengers behind vintage steam locomotives and rolling stock indigenous to the line. It is a family-friendly ride sure to create memories that will last a lifetime while offering a view of Colorado's mountain splendor inaccessible by highway. Relive the sights and sounds of yesteryear for a spectacular journey on board the Durango & Silverton Narrow Gauge Railroad.

Million Dollar Highway - Colorado

The winding US highway 550 is also known as The Million Dollar Highway, running all the way from New Mexico to Colorado. Part of the San Juan Skyway, this highway was built in the late 1880's, and it is one of the most spectacular drives in the USA. The Million Dollar Highway section connects Ouray and Silverton and is lined with many small adventure towns and ghost mining villages.

Property Information

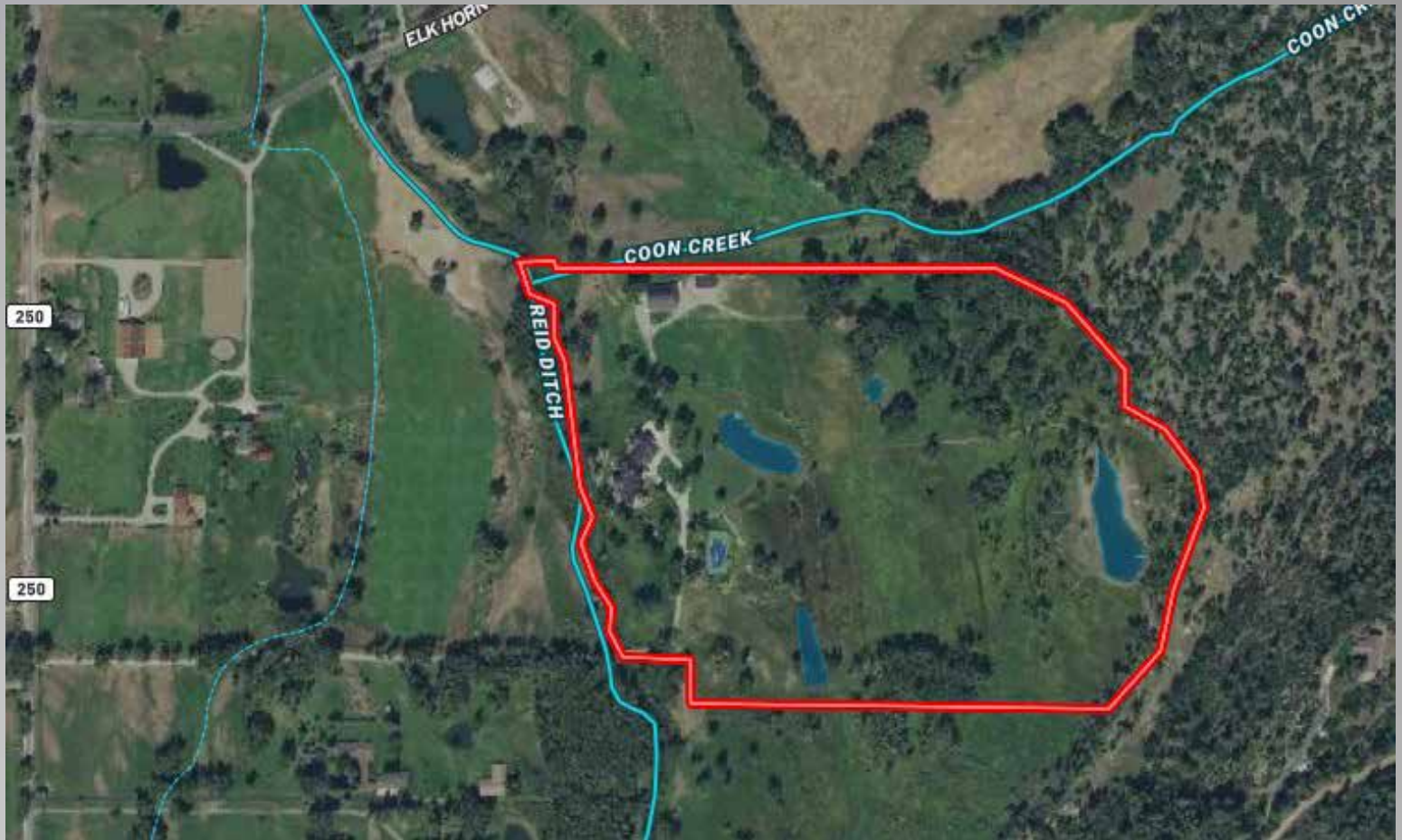
- 35± Acres
- Total Acreage Fenced, Except Along Coon Creek
- 4 Separate Pastures, all with Water and Gates (one dry)
- 4 Ponds, all Spring Fed
- .25 cfs of Water Rights
- Small Raised Garden
- Timber Frame Barn Construction
- Standing Seam Roofs
- Electric Automated Gate
- Residential Elk Herd
- Tennis Court
- 2 Pickle Ball Courts
- Basketball Court
- Bocce Court
- Fishing and Kayaking in Coon Creek
- Equipment
- 4 Car Garage with Epoxy Floor
- Guest Bedrooms have En Suites
- Mud Room with Pet Shower
- Large Outdoor Patio with Fireplace
- Patio is Wired for TV and Speakers
- Built in Grill and Bar
- Water Softners
- In Floor Heat
- Elevator in Main House
- Dry Sauna
- Hot Tub
- Hickory Floors
- 3 Fireplaces
- Office Space
- Main House has 2 Laundry Rooms
- Upstairs Den/TV Room



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PROPERTY MAP



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