

# EB RANCH

## Lake City, CO



Wonderful 60 +/- acre ranch that borders public land with large home for friends and family! The home has two roomy living areas, two fireplaces, office nooks, large windows, nice deck and enclosed sunroom. The kitchen is nice and open to the living/dining area, has a new Bosch dishwasher, custom spice racks and specially designed space-saver cabinetry and much more. There are two masters on separate levels and the downstairs master is wheelchair accessible with a private entrance. Each of the four bedrooms has its own private bath. There is a lots of storage space throughout including a large workshop off of the 2 car plus garage. Drive up the hill through old-growth aspen trees to reveal breathtaking views in all directions and two additional guest quarters that reside on the property—one a 2 bed, 1 bath, fully furnished and a second 2 bed, 2 bath. The property also includes three horse shelters, a large tack room, a huge steel outbuilding or barn which is fully insulated with electricity and includes four small stalls for horses. Year-round access, RV hooks ups, hundreds of miles of riding trails and the quintessential Colorado Ranch experience!

### PROPERTY HIGHLIGHTS

- Square Foot: 3,533 +/-
- Beds: 4
- Baths: 6
- Sits on 60 +/- acres
- Attached 2-car garage
- Large barn, horse shelters, large tack room
- Borders public lands

MLS: 37622

**\$849,000**



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