

# Wild Flower Ranch

Hesperus, Colorado





# Wild Flower Ranch

"OPULENCE IN THE MOUNTAINS!" — Describes this 175-acre estate that borders 1.85 million acres of the San Juan National Forest. The property is split by the La Plata River that is serviced by a magnificent bridge that connects the property. Combining the 175 acres property with the bordering National Forest makes the estate feel much larger than its deeded acreage — that includes five Colorado mountain peaks.

*presented by Eric Roark*







ENTER THE MAGNIFICENT ESTATE THROUGH A GRAND  
FOYER TO FIND EXQUISITE ARCHITECTURAL FEATURES  
AND HIGH-END FINISHES THROUGHOUT.





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THE INTERIOR is designed for comfort with world-class finishes and quality workmanship in every aspect of this custom built mountain modern, approx. 12,000 sq. ft. main house with opulent furnishings and a 3-floor elevator that is finished in pecan wood.

**MAIN LIVING AREA:** The second floor is the main living area and features an open concept three room area – first a massive great room with a castle designed fireplace, a soaring 22 ft aspen wood ceiling and grand floor-to-ceiling windows framing majestic mountain views. Next a formal dining room to host holiday meals and stately dinners that opens to a fabulous gourmet island kitchen.



1. DRAMATIC GREAT ROOM   2. GREAT ROOM IS OPEN TO THE KITCHEN   3. FORMAL DINING ROOM



# Quality & Style



**CHEF'S KITCHEN** — The stunning gourmet island kitchen provides granite countertops, beautiful custom cabinetry with glass doors, and designer appliances including a 8-burner Viking gas range with hood, Viking ovens & oven warmers and Sub-Zero refrigerated drawers. Also, adjacent to the kitchen, is a comfortable breakfast area with a cozy fireplace and a large butler's pantry complete with unlimited storage and a stainless steel refrigerator.



1. GOURMET ISLAND KITCHEN 2. BUTLER'S PANTRY





The main level also includes, just off the main entrance, an office with fire-proof filing cabinets and a library (see photo above) with a cozy fireplace, hardwood flooring and floor-to-ceiling pecan bookshelves that is a perfect venue for relaxing with a book or for executive meetings.



**LOWER LEVEL/1st FLOOR:** The professionally decorated lower level area feels like a luxurious antique opera house with a 12-seat home theater that is powered by Apple TV and includes a separate snack bar with sink & refrigerator at the entrance area. The lower level also includes a sound proof music production room, a half bath and a spacious storage room.



# Luxury Living



**PRIMARY SUITE** Located on the main level is the two-story primary suite, offering a charming fireplace, dual walk-in dressing rooms, a luxurious ensuite bathroom, a foyer, and a second story bonus room with magnificent views.





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1. BEDROOM TWO   2. BATHROOM TWO   3. BEDROOM THREE  
4. BATHROOM THREE   5. BEDROOM FOUR   6. BATHROOM FOUR



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**THE UPPER LEVEL/3rd & 4th FLOORS:** The third floor includes a huge game room with a wet bar (see next page), and three guest bedrooms (one is used as a children/teen bunk room). Each bedroom has it's own ensuite bathroom. To get to the fourth floor you climb the open stairwell to the top, to the zen room that has the most beautiful views of the estate and surrounding mountains!



Adjacent to the primary suite is a covered patio with a fireplace and a fitness center that includes a lap-resistant pool and a private bath. The main residence features a total of 5 fireplaces. There is an attached 3-car heated garage with an 800 sq. ft. greenhouse with a dog wash station, and a mudroom with lockers and a half bath. There are multiple attached patios and balconies encompassing the perimeter of the house. The driveway is constructed with heated paved stones.



1. STAIRS OFF THE FOYER 2. BRIDGE ACCROSS THE GREAT ROOM  
3. GAME ROOM WITH A WET BAR 4. EXERCISE ROOM  
5. LAP-RESISTANT POOL 6. MAIN LEVEL HALLWAY WITH BUILT-INS





## ADDITIONAL STRUCTURES

4-STALL BARN: 4,356 sq. ft. barn with washing basin and tack room (Potentially 8-stall)

POLE BARN WITH UTILITY ROOM: 3,650 sq. ft.

COVERED ROUND PEN AND TURN-OUT AREA

OUTDOOR PAVILION: This area includes a full-service kitchen with an Imperial Range Oven with a stove top, and a serving area with a fire pit in the center of the pavilion. Also, two 4-stall restroom/bathhouse, and a 2-car garage, plus an RV pad with hookups.

CARETAKER HOUSE: The 1,500 sq. ft. home offers 3 bedrooms, 2 bathrooms and a 2-car garage.





## 3456 COUNTY ROAD 124 HESPERUS, CO

- 12,000 SQ. FT. OF LIVING AREA (MAIN HOUSE)
- 4 BEDROOMS
- 3 FULL BATHS/2 HALF BATHS/3 QUARTER BATHS
- GARAGE PARKING FOR UP TO 7 CARS
- CARETAKER HOUSE – 3 BEDROOM/2 BATH
- 2 BARNs
- 175 ACRES

This property includes one of the largest solar panel projects for utilities in the history of Colorado for a SF residence with utility bills averaging \$66.00 a month! Power is backed up by an 85 kilowatt propane generator. There is room for expansion with utility hookups to create more potential trophy homesites. This unique property is located in an incredible setting for a multitude of activities – camping, fishing, hunting, horseback riding, hiking, ranching, snowmobiling, snowshoeing, cross country skiing, entertaining or just relaxing. The property is located only 15 minutes to shopping, dining and nightlife, and 30 minutes to jet service.



Featured in the  
"Wall Street Journal".



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