

# PROPERTY FEATURES:

6839 JACKSON CREEK ROAD  
SEDALIA, COLORADO



## PROPERTY OVERVIEW

- 137-acre sanctuary with six buildings: main residence, guest house, barn, garage/workshop with office, and two cattle sheds
- Two parcels; 117.257 acres and 20.60 acres
- Pinnacle vantage point overlooks sweeping views of the foothills, Dawson Butte, Bee Rock formation, and Downtown Denver
- Private gated entrance, all-new circular asphalt driveway lined with maple trees
- Fabulous location close to shopping and dining, easy access to Santa Fe/Hwy 85 and I-25, 40 minutes to Denver International Airport
- Received award from Douglas County for “Outstanding Pasture Management”
- Abundant wildlife: elk, deer
- Property subject to conservation easement - Colorado Open Lands
- Shares borders with the 3,500-acre Pine Cliff Ranch (north), 240 acres of conserved private property (east), 440 acres of land conserved by Douglas County (west)

- Shooting range
- Internet provider: Direct Link
- 2023 Taxes: \$9,865

## RESIDENCE

- Beautiful French country inspired home, situated to maximize views
- Architect Craig Bush, built 2012
- Ranch-style home with walk-out basement
- Square footage: 6,355 total; 5,084 finished; 3,177 main; 1,907 lower finished; 3,178 lower total
- Four bedrooms: two main, two lower
- Four bathrooms: three main, one lower
- Two fireplaces: great room and kitchen
- Very high-quality construction/attention to detail
- Gorgeous white millwork, hard poplar trim, 8” baseboards, crown molding
- Loggia covered front porch and covered deck with staircase to lower patio

**[www.6839JacksonCreek.com](http://www.6839JacksonCreek.com)**  
**Visit the property website for more details**

## MAIN LEVEL

- Beautiful Koa wood floors across most of main

### Great Room

- Formal entry with marble tile, beautiful wrapping staircase with chandelier
- Bay window with views of Dawson Butte over pastures, white shutters
- Large gas fireplace with detailed, white millwork and mantel, marble tile
- Soaring 16' vaulted ceiling
- Spacious, room for piano

### Kitchen

- Thermador® 6-burner gas range with convection oven and range hood
- Thermador® side-by side fridge/freezer, 72", paneled
- Thermador® built-in oven and warming drawer, built-in microwave
- Three paneled dishwashers: Thermador® full-sized and two Fisher + Paykel® drawer
- Cozy sitting area with gas fireplace with decorative millwork and mantel and marble tile
- Medallion® dual toned cabinetry, concealed spice storage near range
- Granite countertops and decorative tile backsplash
- Large center island with seating
- Two large hanging chandeliers
- Two sinks
- Vaulted ceiling and clerestory windows
- Walk in pantry with glass door
- Door to front loggia and rear deck

### Dining Area

- Open to kitchen, sitting area, and great room
- Spacious, room for table and buffet
- Huge window overlooking Dawson Butte

### Guest Room

- Spacious and comfortable with sitting area
- Large windows with Dawson Butte views
- Ensuite ¾ bath

### Powder Bathroom

- ¾ bathroom with shower
- Conveniently located near garage
- Heated toilet seat

### Laundry

- Roomy with workstation, sink, and storage
- LG washer/dryer
- Window overlooking views and Dawson Butte
- Adjacent mud area with access to garage

### Primary Suite

- Large bedroom with separate, cozy sitting area
- Walls of windows overlooking views, white shutters
- Inlay ceiling with crown molding

### Primary Bathroom

- Clawfoot tub in bay window overlooking views
- Large walk-in shower with bench
- Dual custom wood vanities with granite counters
- Water closet, toilet with heated seat and bidet
- Walk-in closet with shelving system and island
- Vaulted ceiling



## Office

- Big window overlooking views, white shutters
- French door entry
- White wainscoting
- Coffered ceiling

## LOWER LEVEL

- Two bedrooms with scenic views and walk-in closets, one currently being used as a gym
- Shared ¾ ensuite with steam shower
- Rough-in for two bathrooms in unfinished area, room for two additional bedrooms
- 10' ceilings

## Recreation Room

- Spacious, sitting area and room for game tables
- Big windows overlooking Dawson Butte and pastures
- Walk-out to covered concrete patio
- Small storage room, could be converted into wine cellar
- Large unfinished storage space

## Miscellaneous

- All white doors, solid core, some 2-5/8" thick
- 400 amps to house on two 200 amps circuits
- Hard coat stucco and stone exterior
- Roof: composition shingle
- Two electrical panels: one in garage, one lower
- Two water heaters, 50 gal each
- Three Carrier® furnaces, 95% efficiency - two main (north and south zones), one lower
- Radon mitigation system
- Central vac, seven attachment ports
- House is wired for sound

## Garage

- Three-car, oversized
- Epoxy flooring
- Fully insulated
- Big window, lots of light and views
- Utility sink and washing machine
- Exterior access door and doggy door
- 220v ready
- Storage shelves (included)
- Deep freezer and fridge (included)



## Exterior

- Loggia covered front porch with adjacent fire pit
- Spacious, covered Trex deck with staircase down to lower patio
- Backyard has rail fencing and irrigation

## GUEST HOUSE

- Built in 1997, recently remodeled in a modern farmhouse style
- Square footage: 1,260 main; 2,520 finished
- Three bedrooms: one main, two lower
- Three bathrooms: one main, two lower
- Full-length covered deck
- Fenced lawn with patio, garden area
- Electric baseboard heat, forced air
- Three-car detached garage

## Living Room

- Sitting area with gas fireplace, open to dining and kitchen
- 13' vaulted ceiling, lots of windows and skylights

## Kitchen

- Gas cooktop, two ovens, fridge, dishwasher, microwave
- Stylish with quartz counters, subway tile backsplash, dual tone cabinetry
- Large center island with seating

## Primary Bedroom

- Vaulted ceiling, bay window
- Two walk-in closets
- ¾ ensuite with two sinks and frameless shower

## Primary Bedroom

- Living area with built-in desk and storage
- Two bedrooms
- ¾ bathroom with two sinks and powder room
- Exterior mud room leading to detached garage
- Laundry room with storage and utility sink

## DETACHED GARAGE

- 1,105 square feet
- Office/work area, heated with sink
- Beautiful new garage doors

## BARN

- Barn with additional storage
- 2,840 square feet
- Four stalls with turnouts and auto waterer
- Rubber matting in stalls and aisle
- Tack room
- Holds two hundred bales of hay
- Two large, exterior storage rooms with sliding barn doors
- Wire on exterior to prevent rubbing or chewing damage
- Two heated water tanks

## CATTLE SHEDS

- 1,136 and 768 sqft.
- Electricity, heated water
- Currently used for equipment storage



## OUTSIDE

- Five large pastures for rotating grazing, water access in all
- 100' x 200' fenced arena with sand footing
- Round pen with siding
- Lighted flagpole near guest house and barn
- Split rail fence around occupied parts of property - all new in 2012
- New asphalt drive – long and lined with maple trees with drip lines for water
- Asphalt driveway is 4" thick, normal is 2"
- Can get private property hunting tags and hunt on property

## Water Rights

- Per Water Case #96CW501, 61.2 total acre feet of water is allowed to be withdrawn annually
- Water deeded in 3 aquifers: 31.9-acre feet from Arapahoe - currently being used with well 68935-F; 9.9-acre feet from Denver; 19.4-acre feet from Laramie-Fox Hills
- Well Permits: 46385, 18467-A, 68935-F.
- Three cisterns: 1,700 gal. at main residence; 300 gal. at guest house; 1,700 gal. at well head

- At well head, underground vault with: shut off to whole ranch, pressure tank regulator, expansion tank, two lights for activity on main well and cistern (green light is well, blue light cistern)

## Pastures

- 67 acres of grazable pasture, weeded & fertilized
- 37 acres hayed in the past

## Septic

- 2,000 gallon tank behind house
- Pump station and leach field
- Guest house has separate septic system

## Propane Tanks

- Two, 1,000 gallon tanks buried at main house
- 1,000 gallon tank buried at guest house

## Conservation Easement

- Colorado Open Lands
- Main house can be expanded up to 10,000 total sqft on the main level, plus basement.
- Can add 50% to any building (or can scrape)
- Add an additional barn/arena up to 10,000 sqft.
- Any business must be agricultural related



# BOUNDARY OUTLINE MAP

stucygroup

6839 JACKSON CREEK ROAD | SEDALIA, COLORADO | 137.86 ACRES



\*Property map is a visualization for marketing purposes only. Buyer should verify property boundaries.

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