

PROPERTY FEATURES:

15116 RAINBOW DRIVE
SEDALIA, COLORADO



PROPERTY OVERVIEW

- A peaceful mountain home on Beaver Lake with a private dock overlooking Turtle Mountain and Trout Creek.
- Located in the gated community of Rainbow Falls, residents enjoy exclusive access to Gem Lake and Beaver Lake for fishing, canoing, and kayaking.
- Offers easy access to some of the best fly fishing in Colorado on the South Platte River.
- Spacious 1.2 acre lot with usable land.
- HOA covers road maintenance, snow removal to the driveway, gate maintenance, lake maintenance, and stocking of Gem Lake.
- Community well, billed annually by HOA approximately \$600 (Permit #77454-F).
- Internet: Starlink (equipment not included), options for internet providers including CenturyLink.
- Elevation: 7,100 feet.
- HOA Dues: \$600 annually.
- 2023 Taxes: \$3,462.

RESIDENCE

- Beautiful two-story home with soaring vaulted ceilings and abundant natural light.
- Fantastic outdoor living areas with full-length front porch, back deck and fenced-in backyard, and shed patio.
- Square Footage: 2,242 total; 2,242 above grade.
- Three bedrooms: main-floor primary, two on upper level
- Three bathrooms: powder and primary on main, full on upper level
- Three-car attached garage and detached shed.

MAIN LEVEL

Great Room

- 23' vaulted ceiling with two ceiling fans.
- Large gas-burning fireplace with wooden mantel.
- Beautiful flooring across the main level.
- Great natural light from large windows.
- Built-in shelving below TV.
- Open to kitchen and upper level.

Kitchen

- Large island with glass-front cabinetry with in-cabinet lighting.
- Stainless steel appliances: refrigerator with French doors and freezer drawer, gas cooktop with downdraft, built-in double oven, and Bosch® dishwasher.
- Lots of storage and prep space.
- Open dining area, room for a larger table.
- Walk-in pantry with glass door entry, located in the mudroom.

Mud Room

- Maytag® washer and dryer (included).
- Large storage closet plus cabinet storage.
- Access to garage and crawl space.
- Pet door leading to fenced-in backyard.

Primary Bedroom

- Great natural light from large windows.
- Two walk-in closets with mirrored doors.
- Lighted door entry for bedroom and bathroom.
- 9’ tray ceiling.

Primary Bathroom

- Large step-in shower with bench.
- Jetted soaking tub.
- Dual sinks.
- Linen closet.
- Heat lamp.

UPPER LEVEL

- Spacious loft, open to lower level
- Two bedrooms with walk-in closets, one with window bench overlooking Lake.

- Full bathroom.
- Three storage nooks.
- 12’ vaulted ceilings.

MISCELLANEOUS

- Under-staircase mechanical closet, furnace with humidifier.
- Wired for a generator.
- Whole house audio with built-in speakers.
- Central vacuum with accessories.
- Fuel type: Propane; 1,000-gallon tank, leased from Glasser.
- Septic system.

GARAGE

- 3-car with double doors
- Insulated and finished
- Large workbench and storage
- Natural light from windows with thermal blinds.
- 220v.
- 1,000 square feet attic storage
- Exterior access door
- 10’ ceiling

OUTSIDE

- Full-length covered front porch with composite decking, fenced-in with a gate.
- Spacious back deck with composite decking and fenced-in backyard/dog run.
- South-facing driveway.
- Detached shed with patio area.

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To view the property website and more photos, visit:
www.15116RainbowDrive.com

BOUNDARY OUTLINE MAP

stucygroup

15116 RAINBOW DRIVE | SEDALIA, COLORADO | 1.2 ACRES



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