

PROPERTY FEATURES:

245 N COUNTY HIGHWAY 67
SEDALIA, COLORADO



PROPERTY OVERVIEW

- A historic homestead spanning over 11 acres with rare backdoor access to Pike National Forest and the Colorado Trail—over five hundred miles of unspoiled wilderness right off your backyard—an equestrian and nature enthusiast's dream!
 - One of the oldest homesteads in the canyon, featuring an authentic 1882 log cabin and an iconic 1856 log barn.
 - Separate carriage house with two separate light-filled apartments with rustic-lux designer touches, plus extra-large RV parking, workshop space, and additional storage.
 - Ideal setting for multi-generational living, shared retreat-style land use, or income producing.
 - Four outbuildings: the relic hand-hewn 1856 log barn, chicken coop, dog run with small shed, and multi-functional loafing shed with storage rooms.
 - A1 Agricultural zoning allows for building an additional residence to expand the compound, permitted and prepped with electricity already provided.
 - Believed to have hosted President Theodore Roosevelt during his National Forest tours and once used as a Prohibition-era bootlegger's hideout—marked by a signature pine tree still standing.
 - Two natural artesian springs, historically used to supply water to the entire canyon during droughts, with new log pergola protecting the spring for year-round easy access.
 - Seasonal color pops from groves of Aspen, Willow, Lilac and Gamble oak—plus a vibrant perennial garden with deer resistant native plantings of Russian Sage, Feather Reed and Sunflowers—can be enjoyed from the front porch.
 - Century old wild rhubarb, apple, and cherry trees offer up their sweet bounty to pluck, can, and make delicious, sweet treats.
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- To view the video, property website, and more photos, visit:**
www.245CountyHwy67.com

PROPERTY OVERVIEW (CONT.)

- Circular driveway through the woods, with additional parking for horse trailers, RVs and hosting a dozen or more guests.
- The location is only 15 minutes from the town of Sedalia and a few minutes more to Castle Rock.
- Three miles from the South Platte River for world-class fishing and rafting.
- High-speed CenturyLink internet that stretches outdoors.
- No HOA or covenants.
- 2024 Taxes: \$2,715.

MAIN CABIN

- Built in 1882 and lovingly restored, the cabin stands as a testament to craftsmanship and time.
- Featuring original beams, hand-hewn logs, and thoughtful upgrades blending rustic charm with modern comfort, including central heat.
- Two story cabin without a basement.
- 1,818 sq. Ft. (above, total, and finished)
- Three bedrooms: vaulted main floor primary suite, two vaulted bedrooms upstairs.
- Two bathrooms: both on main level, one full, one three-quarters.
- Two fireplaces: living room and primary bedroom.
- Perhaps the real heart of this cabin lies in its spacious log-beamed front porch, with multiple sitting areas, and east-facing views to savor the gorgeous land and nature scape of birds, deer, turkey, elk and even moose.
- A new, timber-framed carport provides covered parking attached to the cabin, constructed to blend seamlessly with the home's log exterior.

Living and Dining Room

- Open-concept living room and dining area with space for sitting areas and large table plus buffet.
- New, wood-burning fireplace with high-efficiency blower, dry stacked stone surround, slab hearth, and log mantel.
- Planed-log accent wall and beamed ceiling.
- Original front door leads to the shaded porch, perfect for morning coffee or evening unwinding.
- Hidden under-stair storage and coat closet.

Kitchen

- Exquisite, hand-crafted copper island countertop and bas-relief landscape backsplash, made by renowned artisan, Keith Chew.
- Butler's pantry featuring commercial-grade, sixty-inch Frigidaire® refrigerator/freezer, plus quartz coffee bar and floor-to-ceiling cabinetry.
- Samsung® 5-burner slide-in gas range with griddle and stainless vent hood.
- Cabinet-faced KitchenAid® dishwasher.
- Center island with breakfast bar seating and hammered copper sink, with garbage disposal.
- Perimeter quartz countertops and stone terracotta-look hexagon tile flooring.
- Rustic looking cabinetry, with soft-close drawers, blending the original charm with modern comfort.
- A wall of original double-pane windows brings the outdoors into the kitchen, with a door to conveniently access the covered carport.
- Cabin's original exterior wall now serves as an accent wall, with its history tucked between the crevices.



Primary Suite

- Newer addition constructed using traditional log-scribing with dovetail joinery to match the original exterior craftsmanship.
- Thermostat-controlled gas fireplace with Aspen log inserts, golden ember glow lighting, and wood beam mantel sourced from the property.
- Vaulted ceiling with majestic 20' log beam, dimmable iron chandelier, and dimmable art light above fireplace.
- Hand-hewn log accent walls.
- Private access to the front porch.
- Two closets: one plumbed for stacked washer/dryer, plus a clothing closet.
- Private ensuite bathroom with glass walk-in shower with bench and oversized shower head with handheld sprayer, quartz counter with custom stone vessel sink and waterfall faucet, dimmable lighting, and designer finishes.

Den

- Flexible space ideal for a home office, reading nook, or creative space—filled with natural light and fantastic sunset views.
- Closet with built-in electrical, setup for concealed printer/electronics.

Full Bathroom

- Double sinks with granite vanity.
- Jetted bathtub/shower combo.
- Heated floor, same hexagon tile as kitchen.

Upstairs Loft & Bedrooms

- Cozy loft with window bench, with hideaway twin bed, and pocket storage on either side—wonderful for yoga, meditation and massage space.
- Whitewashed walls brighten the space.
- Multiple storage closets and laundry chute.
- Two upstairs bedrooms with barn-door entry, vaulted ceilings, and wall-to-wall closets.
 - Both feature custom live-edge shelving sourced from the property and dimmable lighting.
 - One offers a concealed window for blackout napping options.

UTILITIES

- Two, 1,000-gallon buried propane tanks with diverter feature, owned by seller.
- Natural artesian springs provide water to the property, with gravity-powered flow to the home, outbuildings and animals—even if the power goes out.

UTILITIES (CONT.)

- 1,700-gallon subterranean water storage tank with filtration system will not freeze.
- Pump house operates the pump to faucets, and also has a separate sump pump in case of excessive winter melt off ever collect.
- Low-voltage heat-wrapped waterlines feed both dwellings and hydrants to provide protection in cold winter months.
- Security cameras on exterior of cabin.

CARRIAGE HOUSE

- Approximately 1,720 square feet, split between two peaceful private apartments with individual entrances and central heat. Optionally, dwelling can function as a single unit via an interior staircase.
- Lower unit: light-filled studio with loft enjoys gorgeous meadow and mountain views, full kitchen with stainless steel range, refrigerator, microwave and sink, white subway tile accents and butcherblock counters, spacious prep area with artisan-crafted copper countertop and mountain scene backsplash, dual sinks with waterfall faucets, private shower with changing room adorned with waterfall-like glass mosaic and river rock tile, separate lavatory, dressing area with 6 closet bays and 6 storage cubbies ideal for bunk style accommodations, direct access to laundry room with utility sink, plus area for dedicated storage bay in garage.
- Upper unit: Smartly designed and bright 1-bed treehouse like oasis overlooks meadows and mountains to the east, 3/4 bath shower has white subway tile and oversized shower head with handheld sprayer, modern floating sink

vanity with drawers plus more storage in closet, vaulted ceilings in spacious living room with picture windows frame west forest views and horse grazing, efficient European galley kitchen with live-edge wood shelving, white subway tile backsplash, and stainless-steel sink and appliances, small deck off the unit's rear entry, plus area for dedicated storage bay in garage.

- Shared laundry on the main level is also accessible through the garage.
- Garage with RV parking, workshop, additional storage, and two caged-in storage bays.

OUTBUILDINGS & GROUNDS

- 1856 historic, hand-hewn log barn with original beams and sturdy walls, multi-stall livery stable, and hay loft.
- Log-sided chicken coop with nesting boxes and separate feed room, dog run with shed, with overflow water from the spring well automatically waters the animals.
- Forty-foot long multi-purpose loafing shed with two storage rooms—great for horses, wood splitting, small equipment, ATVs and snowmobiles.
- Three frost-free hydrants strategically placed across property to water livestock and tend fire ring, along with electricity to heat stock tanks.
- Property has been professionally thinned and mitigated to sustain healthy forest ecosystems and fire prevention.
- The land easily allows for an off-grid or self-sustaining lifestyle, and has a dedicated garden area that enjoys a warm southern exposure.
- Several lush sunlit meadows offer space for grazing horses or wildlife.

BOUNDARY OUTLINE MAP

stucygroup

245 N COUNTY HIGHWAY 67, SEDALIA, COLORADO | 11.4 ACRES



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