





## 5162 RAVEN GULCH ROAD MORRISON, CO

Discover this stunning 12.8-acre property located within the sought-after El Comar subdivision in Morrison. Situated adjacent to Mt. Falcon Open Space Park and Denver Mountain Parks, this expansive land offers seclusion and panoramic natural beauty, all just minutes from Highway 285—yet it feels worlds away from the hustle and bustle.

## **FEATURES**

- 12.8 acres
- EL Comar subdivision
- Adjacent to Mt. Falcon Open Space
- Beautiful, diverse terrain
- Extensive tree mitigation
- Sweeping Views
- Trail systems
- Designed driveway
- Potential building site
- Minutes from HWY 285
- · Hiking, Biking and stargazing

BERKSHIRE
HATHAWAY
HOMESERVICES
ELEVATED LIVING
REAL ESTATE





## THE PROPERTY

## 12.8 ACRES | \$350,000

Diverse terrain characterizes this property, with two gulches running through it, creating a captivating landscape that includes grassy hillsides, rocky cliffs, and picturesque outcroppings. Seasonal waterfalls and wildflowers add to the natural charm, while both city and mountain views provide sweeping vistas. The current owner has thoughtfully enhanced the property, performing significant tree mitigation to preserve the scenic landscape as well as adding trails that meander throughout the land, providing easy access to lookout points that offer breathtaking views.

The seller has also designed a driveway and a potential home site, making building your dream estate more convenient. This property presents a versatile canvas for your vision. Whether you're seeking a private primary residence or a serene weekend retreat for hiking, biking, 4-wheeling, or stargazing, this land is an ideal choice. The prime location is just minutes from Highway 285 and C-470, offering quick access to Denver and beyond including Red Rocks Amphitheatre, the southern foothills, and the amenities around Chatfield Reservoir, Highlands Ranch, and the Denver Tech Center.

Don't miss this rare opportunity to own your piece of the foothills in Morrison. Whether for a personal estate or a peaceful getaway, this property combines natural beauty with convenient location. Reach out today to explore this fantastic property and imagine your future home in the Colorado mountains.









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