



Phillip Booghier
Fine Homes & Luxury Properties

15.7 ACRES BACKING TO SANDSTONE RANCH

Unmatched Setting. Versatile Opportunity. | Larkspur, Colorado

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Rendering

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WELCOME TO SOMETHING RARE

Set in one of Douglas County's most scenic corridors, 8821 S Perry Park Road offers 15.7 acres of richly contoured terrain that backs directly to Sandstone Ranch Open Space—a 2,038-acre conservation reserve with red rock formations, hay meadows, and a 3.5-mile boundary with Pike National Forest.

This is one of those opportunities that rarely presents itself: an acreage property with no HOA, A1 zoning, and full access to Colorado's most prized wilderness, just 5 miles from I-25. Whether you dream of building a private equestrian estate, a luxury mountain-view home, or a multi-generational retreat—this is your legacy canvas.

15.7 ACRES | 3-BED | 2-BATH | 2-CAR GARAGE | NO HOA | ZONED A1 | OFFERED AT \$1M

FEATURES THAT SET THIS PROPERTY APART

- ◆ 15.7 Acres of Private, Buildable Land
- ◆ Directly Borders Sandstone Ranch Open Space (2,038 acres)
- ◆ Zoned A1 – Horses, barns, ADUs, or split potential (county approval required)
- ◆ No HOA or Covenants – Full flexibility for your vision
- ◆ Existing Well in Place
- ◆ Rock Outcroppings, Mature Trees, and Rolling Topography
- ◆ Panoramic Views of Mountains and Natural Landscape
- ◆ Backs to Miles of Natural-Surface Trails, Red Rocks, and Wildlife Habitat
- ◆ Distressed Home and Garage on Site – Remodel or rebuild option
- ◆ 3.5 Miles to Perry Park Country Club
- ◆ 3 Miles to Perry Park Ranch Equestrian Center
- ◆ 5 Miles to I-25 – Easy access to Castle Rock, DTC, and Colorado Springs





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EXPERIENCE THE LAND

This land lives larger than its 15.7 acres—thanks to direct access to 2,038 acres of protected wilderness



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LOCATION. ACCESS. LIFESTYLE

Zoned A1 with open terrain and riding trails right off the property line, this land is ideal for your dream barn, round pen, arena, and paddocks. Plus, Perry Park Ranch—a local equestrian boarding and riding facility—is just 3 miles away.

- Perry Park Country Club – 3.5 miles
- I-25 – 5 miles
- Castle Rock – 12 miles
- Denver Tech Center – 36 miles
- Downtown Denver – 48 miles
- Colorado Springs – 37 miles
- Sandstone Ranch Open Space – Direct access





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LEGACY VALUE

- One of the most desirable settings in Douglas County
- Backs to forever-protected open space—no future development behind you
- A generational opportunity to secure usable, scenic, and versatile land in a luxury corridor





DEVELOPMENT & INVESTMENT POTENTIAL

- Potential to subdivide (subject to County approval)
- A rare canvas for a boutique luxury build, multi-generational retreat, or builder-ready investment
- Prime access to utilities and infrastructure: domestic well in place, electric nearby, driveway cut in



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PROUDLY MARKETING AND PRESENTED BY:



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View Listing



Property Video



Interactive Map



LandWatch

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