

PROPERTY FEATURES:

RIVER SPRINGS RANCH
6120 US HIGHWAY 285
PONCHA SPRINGS, COLORADO



PROPERTY OVERVIEW

- River Springs Ranch: a 22-acre sanctuary spanning over 1,100 feet of the South Arkansas River, just beyond your back door.
- Spacious outbuildings including a workshop with RV storage and an equipment barn.
- Seperate one bedroom guest apartment located above the attached garage.
- Decorative gate opens to a gravel driveway leading to the home.
- Mature trees and sweeping river and mountain views encircle the property, with an expansive spring-fed meadow offering a spectacular vantage of Mount Shavano and Mount Ouray.
- The stretch of river behind the home is ideal for fly fishing, peaceful wading, or just relaxing.
- A Central Colorado Conservation Easement protects 18 acres of this lush property, ensuring that portion will remain untouched.
- A quick 10 minute trip brings you to vibrant downtown Salida.
- 2024 Taxes: \$4,789

RESIDENCE

- Two-story residence designed to mirror the river's flow and contour, blending the home seamlessly to the landscape, completed in 2024
- Square footage:
 - Above grade: 5,644 sq. ft.
 - Finished: 5,644 sq. ft.
 - Guest Apartment: 936 sq. ft.
- Four bedrooms: main level primary suite, two upstairs, and one in the guest apartment.
- Four bathrooms: powder room and private primary ensuite on main level, one bathroom upstairs, and one in the guest apartment.
- Attached three-car garage with 9-foot ceiling.
- Two wood pellet stoves: one in the great room and one in the guest apartment.
- Hubspace EcoSmart® color changing lights with nightlight setting throughout inside and outside the of home.
- Custom finishes throughout the home showcase careful crafstmanship.



MAIN LEVEL

Great Room

- 16-foot vaulted ceiling with wood accent beams.
- Oversized 8-foot sliding glass door walkout to rear patio with clerestory windows.
- Wood pellet stove with brick surround and wood mantle.
- Open floorplan flows seamlessly to the dining area and kitchen.
- Hardwood flooring throughout main level.
- Serene meadow and river views.

Kitchen

- Large windows overlooking river and walk-out to the rear patio.
- Sizable island with granite countertops, ample storage and breakfast bar seating.
- Gas range with four-burners and a grill, Akdy® range hood, and brick backsplash with built-ins.
- Stainless-steel Samsung® appliances including an air fryer/convection microwave.
- Copper-finished stainless-steel, apron-front workstation sink.
- Knotty Alder cabinetry with pull-out inserts.

Office

- Large window with scenic views.
- Deep walk-in closet with storage.

Powder Room

- LED light faucet.
- Mountain view from window.

Primary Bedroom

- 10-foot tray ceiling with Hubspace EcoSmart® color changing lights with nightlight setting.
- Multiple large windows with mountain and meadow views.

Primary Bathroom

- Large slate blue marble tiled shower with rainfall and handheld shower heads.
- Clawfoot bathtub with handheld faucet.
- Vanity with electric LED mirrors, dual sinks and ample storage.
- Walk-in closet with built-in storage.

Laundry

- Samsung® front-loading machines.
- Two linen closets provide plenty of storage.
- Access to indoor/outdoor bonus room.



Indoor-Outdoor Bonus Room

- Front-and-back glass garage doors create a fully open-air setting.
- Industrial flair featuring custom pipe light fixtures, corrugated steel accent wall, and stone wainscoting with picture ledge.
- 10-foot ceilings.
- Mounted flatscreen TV.
- Custom-built staircase with iron banister leading to upper level.
- Wet bar with bonus storage space.

GARAGE

- Finished and heated three-car garage with cement flooring.
- 9-foot ceilings with lighting and windows.
- Utility sink, ice chest, and washing machine.
- Exterior access door leading to driveway.

UPPER LEVEL

Landing

- Bonus room with French door access to the rest of the upper level.
- Perfect for a reading nook featuring a skylight and custom fan.

Recreation Room

- Large windows overlook the South Arkansas River.
- 11-foot vaulted ceiling with wood beam.
- Large accent fan.
- Double door entry.
- Wet bar with drink fridge.
- Attic access with storage.

Bedroom

- 9-foot vaulted ceiling.
- Marvelous view of backyard and river.

Bathroom

- Marble tiled soaking tub and shower combo with rainfall and handheld shower heads.
- Windows with mountain views.
- Smart lights and fan.

Bedroom

- Mountain views.
- Closet provides ample storage.



GUEST APARTMENT

- Spacious open concept living area with a 12-foot vaulted ceiling and wood pellet stove.
- Full kitchen and dining space with gorgeous mountain views.
- Deck overlooking the river.
- Bedroom with walk-in closet and full bathroom.
- Laundry facilities.

OUTBUILDINGS

Workshop

- Finished and heated with ample storage space.
- Oversized 12-foot RV garage door plus a double garage door opening to two parking spots.
- Workbench with Gladiator® cabinets.
- Decorative antique gas pump.
- 1,008 sq. ft. (22' x 24')

Equipment Barn

- 22-foot vaulted ceiling with drop lighting.
- Oversized 13-foot RV garage door plus a secondary 10-foot garage door.
- Expansive equipment storage space including space for a trailer.
- Exterior walk-out door leads to the backyard.
- 1,500 sq. ft. (30' x 50')

OUTSIDE

Rear Patio

- 20-foot vaulted covered patio supported by wood and stone columns.
- Expansive wrap-around cement patio, spanning entire back of the home.
- Uniflame Gold® grill and patio furniture with an electric fireplace table.

Backyard

- Serene meadow leading to natural springs and river, with mature trees and pines.
- Charming bridge leads to private deck on the river's edge.
- 1,115 feet along the South Arkansas River; perfect for fishing and wading.
- Garden shed.

Front Parcel

- Seperate 2-acre parcel.
- Two RV hookups with water and sewer.
- Storage shed.

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**To view the video, property website,
and more photos, visit:**

www.RiverSpringsRanchCO.com

BOUNDARY OUTLINE MAP

6120 US HWY 285, PONCHA SPRINGS, COLORADO | 22.58 ACRES



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