

## 32501 and 32505 J Road, Hotchkiss, Colorado

From the graciously wide, deep porch, open the front door to a grand entry with slate flooring.

To your left is a sound-proofed office with French doors, bamboo floors, built-in custom Pipher poplar cabinets, a wall of built-in lighted bookshelves, a Corian counter and recessed lighting.

To your right is a formal dining room with brand new built-in cabinets and new porcelain tile floors. Designed to entertain a crowd, the room measures 14 x 13.

The entry way opens to a spacious living room and a wall of windows framing a view of Mt. Lamborn and the West Elk mountains. Custom touches include ash floors, a tongue-and-groove aspen ceiling and a pellet stove. French doors walk out onto an expansive brick patio.

To the right of the living room is an all-new kitchen with hickory and oak cabinets, beautiful quartz countertops and stainless appliances. The kitchen also features a large island and a bay window breakfast nook.

Off the kitchen is a large laundry room, a  $\frac{3}{4}$  bath and an entrance to the garage.

A hallway off the left side of the living room leads to the bedroom wing.

The master bedroom is carpeted and has its own door to the back patio. A lovely picture window captures the mountain views and a 5-piece master bath beckons with tile floors, marble-topped double vanities, a large shower with dual shower heads and a deep soak tub.

Four more large bedrooms and a full bath complete the bedroom wing.

The garage is 21 x 23 and contains a good-sized safe included in the sale price.

Walk out back to find rambling brick-paver patios with a fire pit, fountain and outdoor kitchen. Kitchen equipment includes two patio refrigerators, two gas heaters and a butler's cart for storage.

The yard can be converted into a volleyball court for summer afternoon games with two installed ground sleeves in which to set the poles.

The professionally landscaped yard is graced by numerous evergreen, ash and maple trees. It's large enough to hold an entire wedding party (which has happened more than once). A full underground sprinkler system keeps the lawn green with well water stored in three underground tanks.

Stroll across the backyard to the 420-square foot guest house with an inviting front porch, living area, partial kitchen and loft bedroom. Its amenities include a hot water heater, microwave, refrigerator, air conditioner, ceiling fans, electric fireplace, sink and composting toilet.

Rounding out the back and side yards are a pump house, garden area and a garden shed/chicken coop with its own power.

The house is heated by hot water baseboards fueled by propane from a 1,000-gallon buried tank. It's cooled by an evaporative cooler and numerous ceiling fans.

Just down the lane is the completely remodeled and utterly charming second residence. The original farmhouse, its 1,184 square feet contain an all-new eat-in kitchen, living room, two bedrooms, two new bathrooms, vinyl windows and fresh paint. Some furniture may be available for separate purchase. A covered front porch looks out onto a pleasant tree-bordered yard. This residence uses a Rogers Mesa water tap and leased propane tank and has its own septic system.