

Seller's List of Features

- Property is located 6 miles southeast of Crawford and just 2 miles from boating and fishing at Crawford State Park.
- Views of Castle Rock (11,174 ft.) to the east and Cathedral Peak (9,590 ft.) to the south.
- Main house was rebuilt in 2013-15 with **ALL NEW**: aspen custom-built kitchen cabinets, solid granite countertops, wiring, sill logs, chinking, sub-floor, year-round solar system, stainless steel drip edges, energy-efficient 8x4-ft. windows and sliding glass door, aspen tongue and groove ceiling, metal roof, gutters with snow and ice shield, and in the attic, a ventilating Durovent block insulator system and blown-in cellulose insulation.
- 100-year-old recycled maple tongue and groove floors in main house installed by locally-renowned hardwood floor specialist Jim Richardson. The reclaimed wood is from the McCormick Spice Factory in Baltimore Maryland and was milled in New York State.
- Windows and sliding glass door in main house are framed with Port Orford white cedar, considered to be virtually flawless and used almost exclusively, because of its purity and color, to build Zen shrines and Buddhist temples in Japan.
- Main house bath features a slate floor and antique claw foot tub with shower.
- Cliff's edge meditation/yoga platform.
- 8x10-ft. enclosed shed and 3-sided woodshed, both with metal roofs.
- Energy-efficient apartment is built with 9-inch-thick insulated concrete Canadian blocks. It was recently re-wired and had floor outlets installed.
- 1912 antique propane stove and oven with new stainless-steel ventilation.
- Two wood-burning stoves and a wood-burning fireplace.
- Photo-voltaic panels supply both 12-volt and 110-volt power and solar hot water panel for outdoor rainwater shower.
- Upgraded solar system (new 40-amp charger-controller and GasMat solar battery) installed in August 2018 by Empowered Energy Systems of Hotchkiss.
- 500-gal. propane tank fuels a standard hot water heater, an on-demand water heater, an antique (1910) heater and a modern heater, plus a 10KW Honda-powered generator for backup microwave and power tools.
- 1,200-gallon no-freeze concrete gravity-flow cistern.
- Satellite service for cell phones, internet and TV with land line also available.
- Circular driveway for easy turnarounds.
- Home surrounded by large old-growth juniper trees.
- Abundant wildlife: elk, deer, bobcat, puma, coyote, golden eagles, hawks and hummingbirds.
- Defensible perimeter: property occupies high ground on a dead-end dirt road secured by a locked gate.
- Two fulltime neighbors on shared road but out of line of sight, on 40- and 80-acre parcels.