

Reservoir Ranch

at C LAZY U RANCH HOMESTEADS





Offered at \$3,250,000 furnished • 37 acres • 5 bedrooms, 5.5 baths • 5,480 square feet

Perched over Willow Creek Reservoir in the Homesteads of C Lazy U Ranch, this contemporary style western ranch home boasts spectacular views of Rocky Mountain National Park, the Continental Divide, and the Three Sisters Peaks.

Constructed on 2.5 levels in 2006, including a full guest apartment over the garage, this generous home is a comfortable gathering place, which accommodates both privacy and family space. Massive post and beam framing, reclaimed barn wood exterior, Colorado moss rock masonry, and a corrugated metal roof make up the rustic feel of this mountain get-away.

Overlooking the reservoir and Rocky Mountain National Park, the master suite features separate his and her bathrooms and walk-in closets, gas fireplace, and opens to a deck with an 8 person hot tub.

The Property

Walk into the Rocky Mountain transitional style great room with a 20' vaulted ceiling, espresso walnut hard wood floors and a huge wall of windows which add a contemporary style to the otherwise rustic charm of the home. Adjacent to the living room is a casual eating area as well as a hearth room with one of the home's 4 fireplaces.

Open kitchen spaces merge featuring reclaimed fir cabinetry, granite counter tops, a large walk in pantry, double ovens, computer station and a custom range hood.

The walk-out lower level boasts another living area with a wood burning fireplace, custom cabinetry, 3 bedrooms and additional storage. Ground source in-floor heat as well as Energy Star windows make this home very energy efficient.

In addition to purchasing the home, the new owner will have the opportunity to become a member at the historic C Lazy U Ranch, a truly uncommon opportunity. Come visit this exceptional property and share in the extraordinary amenities and 5 Star Service offered at Reservoir Ranch and the C Lazy U Ranch.



For more information, stop by the Outfitter's Cabin or contact C Lazy U Ranch Realty, LLC
3640 Colorado Hwy 125 · Granby, CO 80446 · Brady Johnson · bjohnson@clazyu.com · 303.829.2808
Detailed information and photos can be found at: <http://www.clazyuranchrealty.com/homes-for-sale.html>