



Red Rock Ranch Estate

WESTCLIFFE, COLORADO

Own a unique and magnificent piece of Colorado. Overlooking the Sangre de Cristo Mountain Range in picturesque Westcliffe, this stunning and historic ranch estate with three furnished and turnkey homes is situated on over 200 deeded acres and borders vacant conservation easement land.

REDROCKRANCHFORSALE.COM



**PORCH
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REAL ESTATE GROUP

Exclusively Marketed by Simon Foster & David Barr | Simon: 720.299.5040 | David: 720.394.2096 | simonanddavid@porchlightgroup.com



The Ranch House

Completed in 2003 and designed to evoke the feeling of a 100-year-old railroad baron's mansion, the Ranch House features architectural antique doors, spindle rails, cabinets and decor.

- 12 bedrooms, 8 baths, 2 shower rooms
- Fully-equipped Old West saloon + great room
- Parlor dining room with seating for 40
- Large kitchen with modern appliances and island
- Breakfast room with casual dining space for 10
- Billiards room, gym, sauna and outdoor spa
- Large veranda with sweeping mountain views
- Sunset terrace with BBQ and outdoor fireplace





The Homestead Cabin

The rustic, yet recently updated Homestead Cabin features its original 1870s structure along with added square footage to accommodate modern living and entertaining.

- 3 bedrooms, 3 baths, 2 sleeping lofts
- Outdoor screened bedroom
- Hand-hewn log walls and south-facing windows
- Kitchen with Gaggenau cooktop
- Original one-room cabin transformed into bar and den
- Large Trex deck with dining table and seating areas
- Landscaped lawns, perennial gardens and water features
- Adjacent park area includes horseshoes, campfire ring, sand volleyball and pool

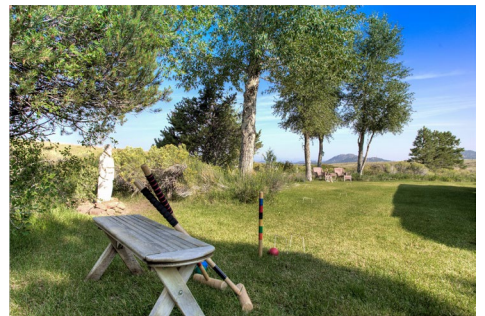


The Cottage

Nestled along Carolina Gulch, this charming Victorian-style home is one level with driving access from the main Ranch House.

- 3 bedrooms, 3 baths, 2 sleeping lofts
- Plus an outdoor screened bedroom
- Central dining room with seating for up to 10
- Kitchen with Thermadore cooktop and Viking Stove
- Breakfast table kitchen island
- Brick outdoor fireplace, wraparound porch and BBQ
- Croquet lawn, perennial gardens and large Cottonwood trees





Property Details

LOCATION

Beyond the ranch, the picturesque town of Westcliffe is just six miles away, offering quaint shops, restaurants, a general store and other amenities. Known for its active artist and performing arts community, the town hosts festivals and events all summer long. Fly-in accessibility is just an hour and 15 minutes away at the Colorado Springs Airport, offering non-stops to most major U.S. cities.

GENERAL INFORMATION

- There are **3 homes on the main 35-acre lot, 3 fenced grazing pastures totalling approximately 160 acres, and a separate 7-acre lot for a custom home or manager's residence**
- Ideal for a family homestead but comes with income potential—it has operated for years as a successful vacation rental business for reunions and gatherings
- Situated on over 200 deeded acres and bordering vacant conservation easement land
- Abundant water rights—independent residential well per home, plus an agricultural well
- Three-car, 1,000 square-foot garage with workbench, storage, automated metal roll-up garage doors, 75 square-foot laundry room and 150-pound commercial ice maker
- New in 2018, Class A, fire-rated fiberglass shingle roofing on all homes and outbuildings
- Original lodge pole wood-fenced horse corral adjacent to main Ranch House
- Horse stable, tack room and hay shed
- Outdoor Pavilion with bar area, outdoor sound system and adjacent patio seating
- Swimming Pool (16 x 24) with solar heater, pool deck, plus child-safe fencing and gate
- Five-person, heated Jacuzzi Spa (purchased and installed 2 years ago)
- Large picnic area with tables (seating for 50) and adjacent campfire ring
- Iron, 8-foot entry gates with electronic security access system and ADT alarm system
- Main lot secured with 8-foot game fencing plus a vegetable garden with rabbit fencing
- Solar landscape lighting for grounds and flagstone paths
- Regulation-sized sand volleyball court and horseshoe pit

COMMUNICATION & INFRASTRUCTURE

- Hilltop Broadband currently providing up to 30MB/second service
- Four Hilltop microwave dish receivers provide the ranch with a “wireless campus”
- Fiber optic cable for future 5G service has been laid to the Highway 96 driveway
- New AT&T cell tower sits directly opposite the property on a peak
- Black Hills Energy has brand new electric lines to the ranch from Cañon City Station
- Landline (telephone/fax) installed at the Ranch House and Homestead Cabin



Offered Furnished & Completely Turnkey

\$3,440,000

Take a journey through this historic ranch estate at
redrockranchforsale.com

SQUARE FOOTAGE SUMMARY

INTERIOR LIVING SPACES: 9,182*

Main Ranch House: 5,772 • Homestead Cabin: 1,855
The Cottage: 1,060 • Writer's Studio: 495

EXTERIOR ROOFED LIVING SPACES: 1,715*

Cottage: 840 • Ranch House: 350
Pavillion Roofed Party Room and Bar: 525

**Including roofed and carpeted exterior spaces.*

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