



CAROL DOPKIN REAL ESTATE, INC.

122 WEST MAIN STREET, ASPEN, CO 81611

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***1,000 Acre Trophy Ranch
Plenty of Room for Your Horses!***



Sunrise Ranch ~ Your Own Colorado Paradise!

Extraordinary once in a lifetime opportunity to own your own private 1,000 acre canyon, known as Sunrise Ranch with live water and access to the Black Canyon of the Gunnison, one of Colorado's National Monuments. Wildlife, green meadows, petroglyphs and amazing vistas are just a few attributes of this exquisite property. All of this and a beautiful remodeled and romantic designer appointed home with a separate reading cabin make a special private retreat for you and your guests. Conveniently located less than a half hour from the nearest jetport and about a 2 hour drive from Aspen, bring your horses, jeeps and ATVs and ride into the sunset!

MLS: 102401 ~ Offered for \$4,000,000



Gorgeous 4 Bedroom Adobe Home



Huge Barn for your Horses



Romantic 936 sq. ft. reading cabin

Address: 5687 Scenic Mesa Road
Sunrise Ranch
Crawford, CO, 81415
MLS: 102401
Price: \$4,000,000
HOA Dues: none
Taxes: \$1,225.68 / 2005 per treasurer
Home Size: 2,346 sq. ft. per assessor
Lot Size: 1,002 acres
Year built/remodeled: 1986/2003

The private 1,000 acre canyon includes:

New road, irrigation system, lake, fenced pastures and barn for your horses, storage shed, and much more!

- The 2,346 main residence has 4 bedrooms and 3 bathrooms with 2 wood burning fireplaces, central a/c, base-board heat, and laundry room. Everything to make this retreat feel like paradise!

- Caretaker's apartment that is approximately 1,232 sq. ft. and a romantic 936 sq. ft. reading cabin, built in 1990.

- 2 additional building sites have been approved, one is 25 acres and the other is 140 acres.



Fenced pastures for all your horses!



**Carol Dopkin with Tommy
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Directions to Sunrise Ranch:

From Carbondale, take Rt. 133 over McLure Pass to Hotchkiss, take 92 West into the town and turn left onto Cedar Rd. Proceed straight (Cedar turns into 3400) for 1.5 miles. Turn right onto Scenic Mesa Rd. for approx. 5 miles, look for the sign on the right.



While the information herein is deemed reliable, it cannot be guaranteed. Subject to errors, omissions, prior sale, changes or withdrawal without notice.