

**11691 Highway 65**

**MESA, CO**

**LIST PRICE \$1,735,000**



**Nathalie Ames**

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## **Surrounding Area:**

Located in the heart of the picturesque Plateau Valley, this luxury Colorado ranch and home captures views of the surrounding mountains, ski slopes and abundant wildlife.

The property is located off of Highway 65, with easy access to Highway 330, the Debeque Cutoff and I-70 to Grand Junction or Rifle. The surrounding communities of Mesa and Collbran offer the convenience of a grocery store, hardware store, bank, library, gym, Community Center, several restaurants, Blink Coffee Company and gas stations. The house is also located in the Plateau Valley School District.

The area is an outdoor person's play ground: you are in close proximity to the Grand Mesa National Forest and Vega State Park with access to hundreds of miles of hiking, ATV, snowmobile, cross country skiing & horse trails, over 300 lakes for fishing, lake recreation, Powderhorn Mountain Resort and beautiful wildlife and views for photography. The area is also known nationally for excellent elk & deer hunting.

## **Financial Information:**

- List Price \$ 1,735,000
- 2015 Property Taxes \$3,401.82



**You can see the Ski Slopes of  
Powderhorn Mountain Resort  
From the Front Porch**

## Property Information:

- Legal Description: PARCEL 7 MESA RANCH PARCELS AS DESC IN DEPOSIT 3341-05 MESA CO SURVEYOR FURTHER DESC IN B-3967 P-866/868 MESA CO RECDS ALL IN SEC'S 18 & 19 10S 96W - 35.07AC CC-05 AS DESC IN B-2024 P-607/610 MESA CO RECDS
- A total of 35.07 deeded acres
- Within its 1890's log exterior this handsome single-family home was custom built by the current owner. It currently offers two bedrooms and two-and-a-half baths with approximately 3,008 square feet of living space on three levels. The third bedroom can be added back at Seller's expense if desired by the Buyer. The home surrounded by mature trees, stone fences and a marvelous 1,200 square foot covered porch - perfect for entertaining.
- An attached one car garage with car washing facilities.
- Heated sidewalks and attached garage entrance.
- Picturesque Log & stone guest cabin located directly off of Highway 65. Perfect for guests, an income producing vacation rental or an office. This 500 sqft cabin has a stone fireplace, full kitchen & bath and a built-in Murphy's bed. It is currently being used as an office.
- A studio or guest log cabin located near the main residence. The charming log cabin has a wood burning stove with a stone surround, a full bath, a stain glass window work station and a living room.
- Spacious bunk house with a full kitchen & bath and an attached workshop with a bright private office.
- Two stall stone horse stable with a tack room and paddock.
- Large barn for equipment storage and an area to feed livestock with an open paddock.
- Separate detached garage.
- Fenced chicken coop.
- Ample water rights from Tate Creek, Vega, Coon Creek and Mesa Creek.
- Gravity fed underground irrigation and sprinkler system through out the property.
- Several fenced grazing pastures.
- Private fire hydrants.
- One of the few properties with direct access to Kings Gulch BLM land.
- Abundant wildlife in the area including turkey, geese, eagles, elk, & deer.
- Electric is supplied by Grand Valley Power: 970-242-0040.
- Gas is supplied by Source Gas: 800-563-0012

It is the Buyer's responsibility to verify all information before purchase. Subject to errors, omissions, price change, prior sales and withdrawal without notice. Dimensions approximate. ©2016 Nathalie Ames. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.

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## House Information:

- The log exterior dates back to the late 1890's and was carefully dismantled from its original location several miles away in Mesa. It was meticulously reconstructed in its ideal location by the current owners in 2002. No detail was over looked. This bright, well-thought-out, custom, single family has been well maintained by the owner.
- The spacious Kitchen is a cooks dream. It has copper countertops, ample pine cabinetry, a double sink with a garbage disposal, a commercial size stainless steel Jenn Air six burner gas range with a griddle and double oven, a Kitchen Aid stainless steel dish washer, microwave & trash compactor and a Samsung stainless steel refrigerator/freezer. The kitchen is easily accessible from the dining room and living room
- Sunlight floods the large living room. Features include multi-size Douglas Fir plank floors, a grand 8 foot custom wood front door, a gas fireplace with a two story stone surround and large pine mantle, two story ceilings, ceiling fans, extra large windows placed in the best locations to see the beautiful views of the mountains, Grand Mesa and pasture land. There is also plenty of wall space for art or decoration and space for multiple seating arrangements.
- Enjoy the views and your company in the dining room as it is surrounded by large windows and can accommodate a seating arrangement of 12-14 people. A gas fireplace adds to the ambience of this great entertaining space. A door leads to a covered patio with a built in grill
- The 875 sqft master suite encompasses the upper level of the house. It has a bedroom, organized walk-in closet, a gas fireplace, reading area over looking the living room, an exercise room or office, a master bathroom with a claw foot tub, a separate steam shower, a pine vanity with copper counters and a white sink .
- Located in the lower level, the second bedroom has been opened up to the third bedroom to create one extra large bedroom / family room. If needed the sellers will add back the walls to the original plan. Guests usually stay in the additional cabins on the property so the current owners do not need the additional bedrooms. There is a full bathroom on the lower level with a shower and pine vanity.
- The spacious laundry room is on the main level off of the back door entrance. It has a side by side washer & dryer, an extra freezer and storage.
- The home is heated by hot water radiant heat floors and gas forced air.
- Central A/C is used in the summer to cool the home.
- Central vacuum system

## Water Information:

- Well Permit Number: 267643
- Water rights: Ample irrigations rights from Vega Reservoir, Tate Creek, Mesa Creek and Coon Creek.

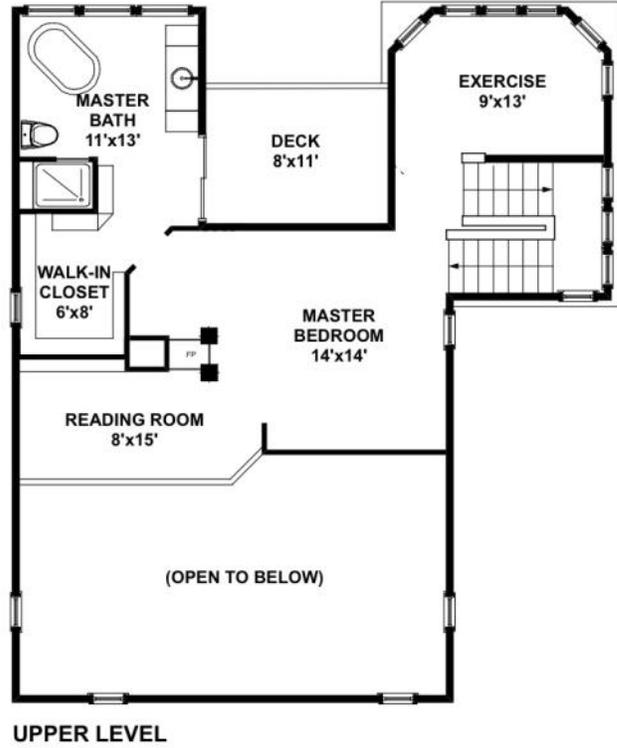
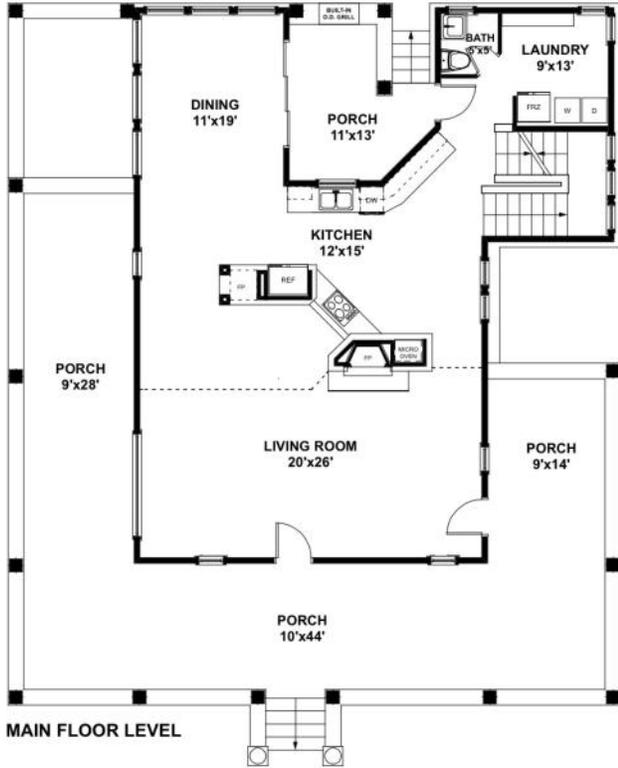
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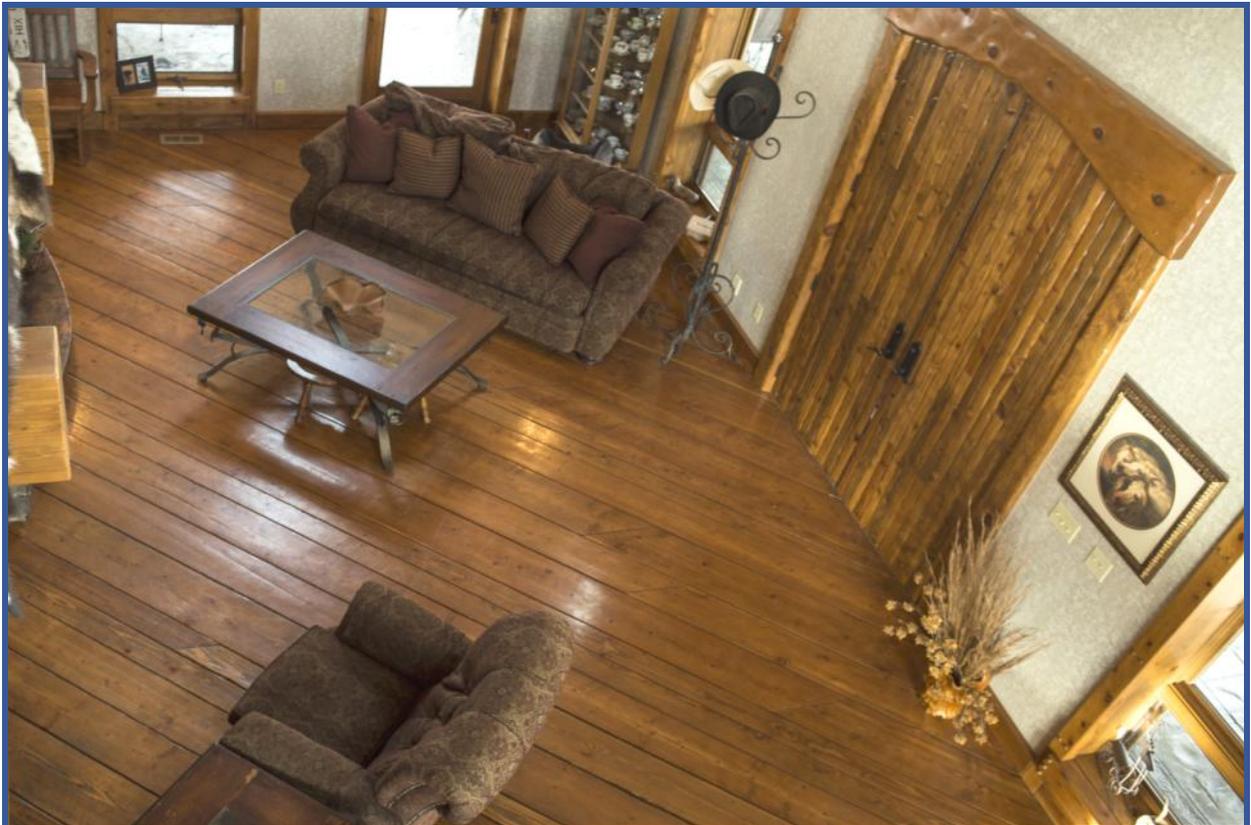
# Floor Plan of 11691 Highway 65



## Original 1890's Log Exterior



## Spacious two story Living Room





Shared Fireplace Between the Dining and Living Rooms



Enjoy the Beautiful Views in the Dining Room



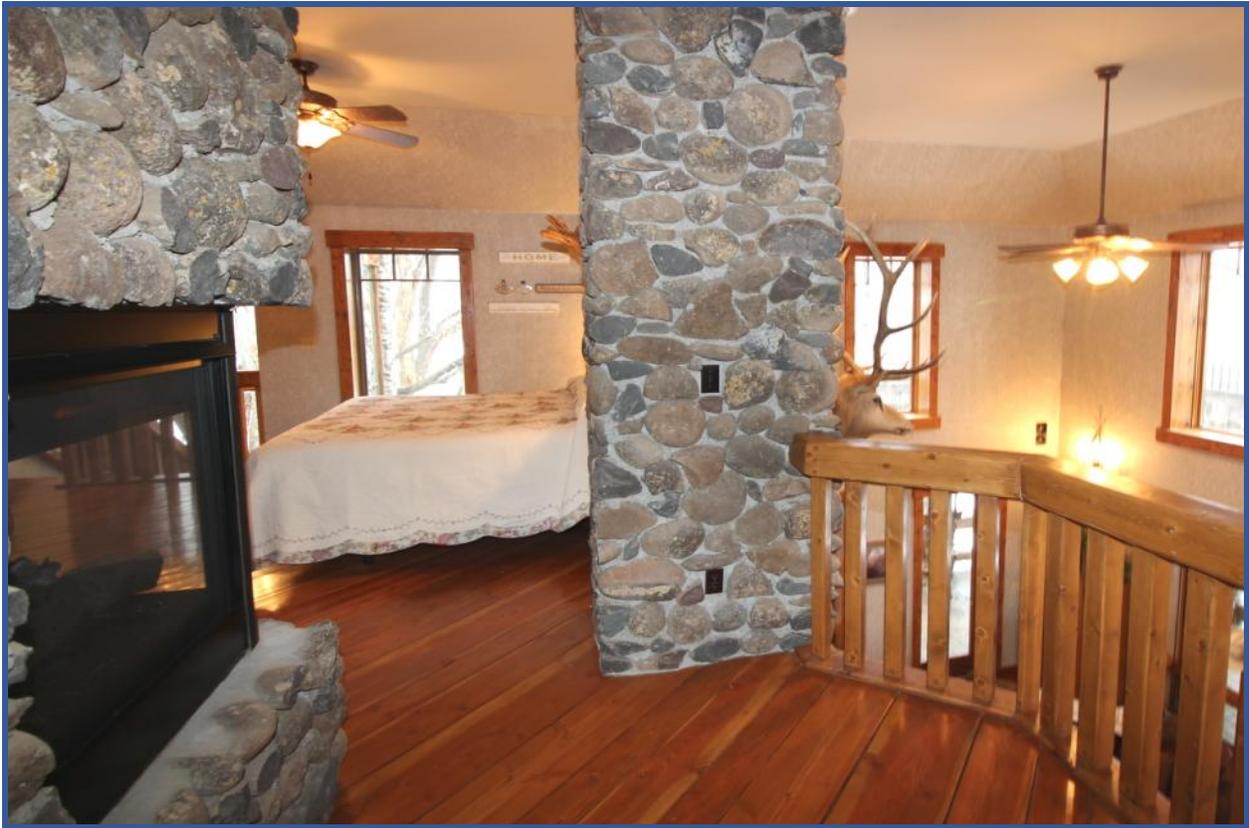
## Cook's Kitchen





**Master Bedroom**





**View of the Master Bedroom from the Reading Room**



**The Exercise room**

## Master Bathroom



**Steam Shower and Claw Foot Tub**



**Copper Top Vanity**



**Second & Third Bedrooms are currently Combined and set up as one large Second Bedroom or Family Room**



**Family room**

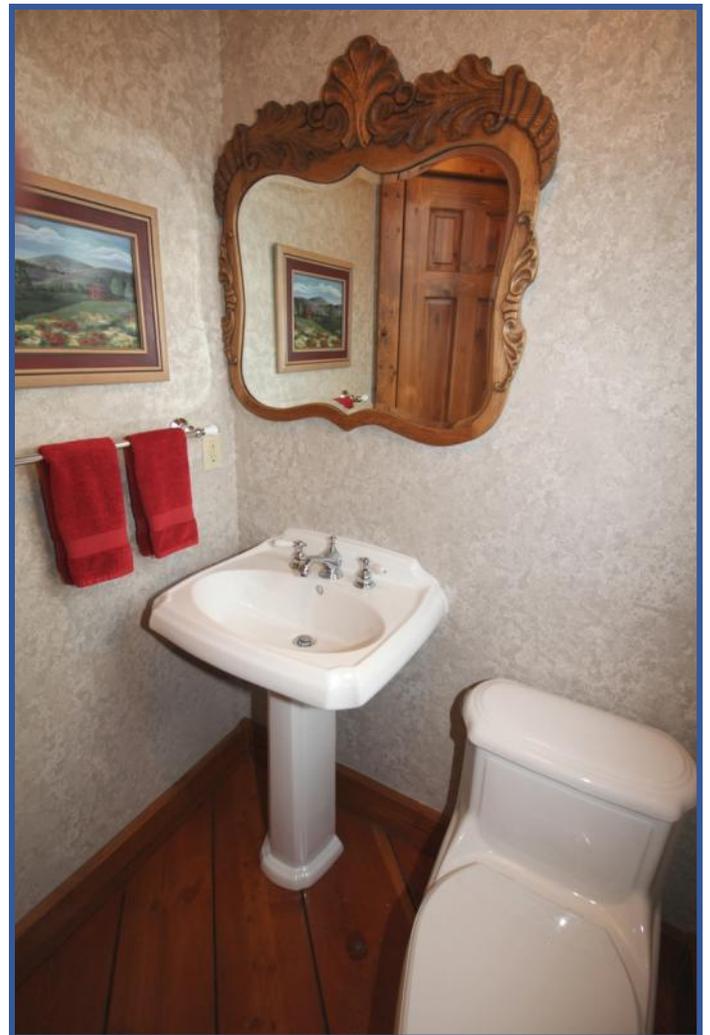


**Second Full Bathroom**



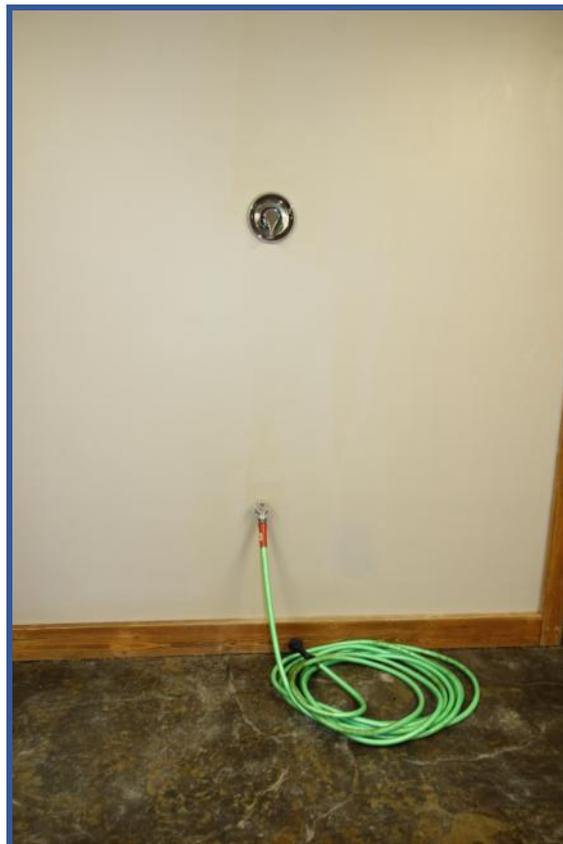
Laundry Room

Powder Room on Main Level

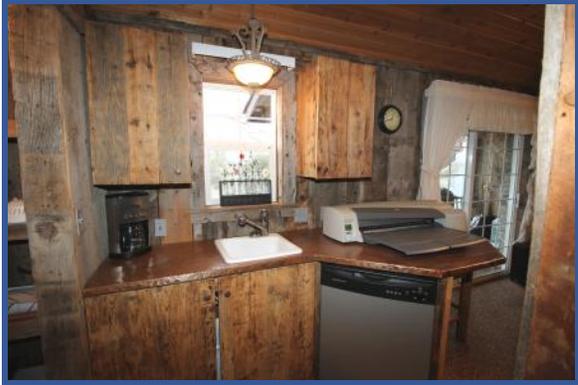




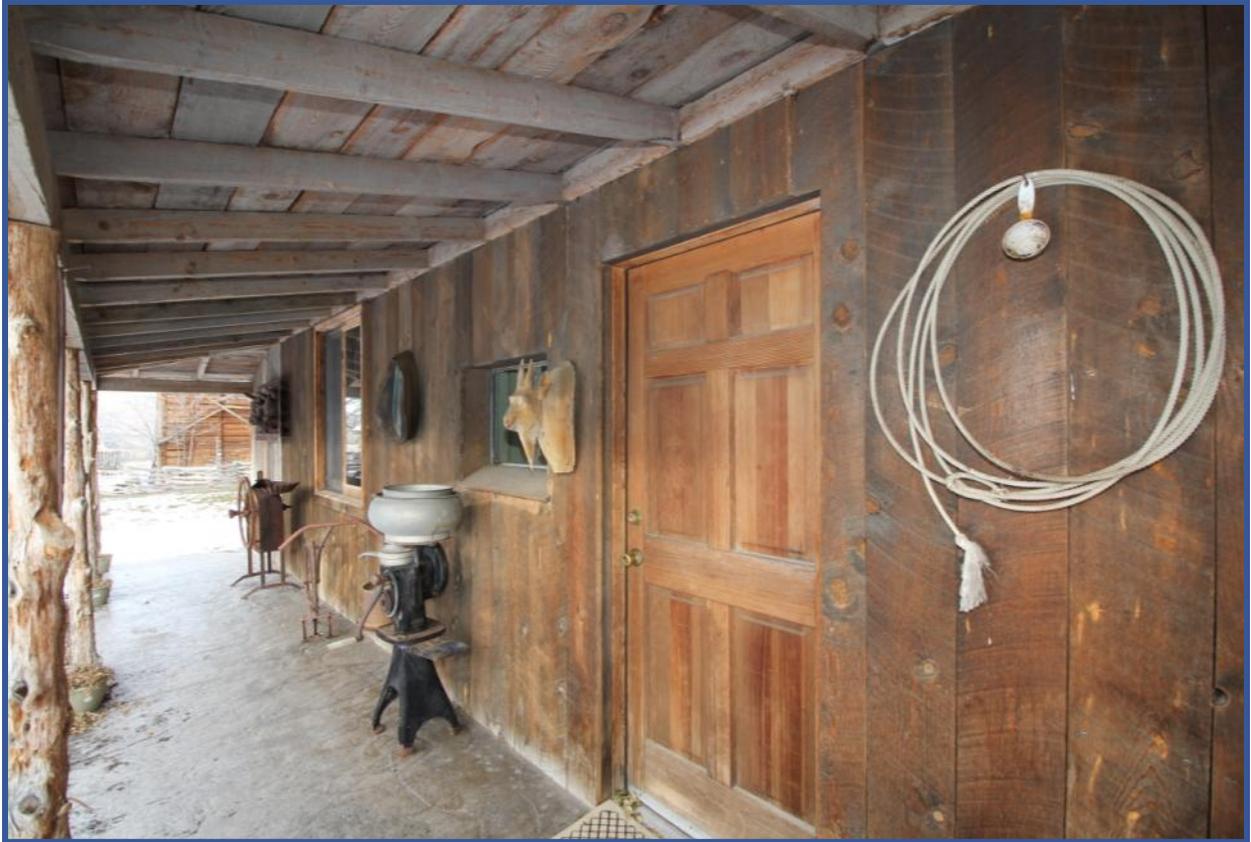
**Attached Garage with Heated Floors  
and Car Washing Facilities**



Guest Log Cabin or Office



# The Bunk House with Work Shop & Office





**Studio or Guest  
Cabin**





**Two Stall Stone Stable with Corral & Tack Room**



**Detached Garage**



**Fenced Chicken Coop**





**Spacious Barn for Equipment Storage**



**The Home and Property are beautiful in the Snow...**

