

HAYDEN **H** OUTDOORS™

FARM, RANCH & RECREATIONAL REAL ESTATE

RIVERBEND ACRES

21.15 Acres • Adams County, Colorado • \$1,650,000



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PROPERTY SUMMARY: Riverbend Acres is located just off of Highway 7 near Brighton, Colorado. It is thirty minutes from Downtown Denver and just ten minutes from the I-25 corridor and all services. Denver International Airport is just twenty-five minutes to the southeast. This property is both rugged and refined. It has excellent privacy on a well-maintained, paved county road with good access.

The setting is a completely private South Platte River view with great access and approximately 2,700 feet of river frontage. This property provides duck and goose hunting, turkey, deer, fishing, wildlife viewing and peace and quiet just minutes from the city limits of Brighton. This well-timbered parcel has beautiful views and plenty of open space. The home and outbuildings offer plenty of storage to make for a great horse property and includes a 130 ft. x 330 ft. arena. This type of acreage, in the county, close to town is unusual in this market.

This custom open floorplan ranch style home was built with IntegraSpec Insulated Concrete Forms (ICF), meaning it is a very energy efficient home and with low maintenance interior and exterior. The house has a Coolerado cooling system to add to the efficiency. There is excellent landscaping and the grounds are very well maintained. The home has heated, acid stained, concrete floors. The windows are Milgard fiberglass casement with granite window sills and the windows & doors have wood clad interiors. The home is a split floor plan which is wired for surround sound throughout.

The kitchen is very well done with granite counter tops, stone backsplash, and a large island. It also has a nice pantry with pullout storage and soft close drawers, knotty alder landscape cabinets, Kitchenaid stainless steel appliances including convection microwave and oven below, five burner gas cooktop with a pot filler, trash compactor, and dish washer.

The family room includes a nine-foot pool table and a bar area which is plumbed and wired to be a wet bar if the buyer chooses. The main area including the kitchen, living room, dining, office and family/game room have 12-foot ceilings and all bedrooms have 10-foot ceilings. All the bedrooms also have on suite bathrooms and walk-in closets. The master bedroom has double vanities, a steam shower with three shower heads and a jetted tub. There is a large walk in closet off the master bedroom which connects to the laundry room.

The three-car garage is fully finished including heat and has an extra +/-1,000 square-feet above for additional storage. There are three covered patios around the house all with stamped concrete, and the patio off the master bedroom has a hot tub which will stay with the house. There are two wells on the property, one serves a 15-zone sprinkler system and livestock hydrants, the second well is a separate house well drilled in 2001, which is Arapahoe Aquifer permitted.

This type of property really cannot be found with the privacy you will have along with the easy access to all conveniences of a big city. Contact Hayden Outdoors today to set up a private showing.

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PROPERTY SUMMARY

\$1,650,000
 TOTAL ACRES: 21.15
 ID #: 10467
 CLOSEST TOWN: BRIGHTON
 COUNTY: ADAMS COUNTY
 PROPERTY TYPE: RANCHES FOR SALE,
 WATERFRONT, HOMES, RECREATIONAL

ACTIVITIES & AMENITIES

CONSERVATION EASEMENT
 EQUESTRIAN
 HOUSE/CABIN
 HUNTING - TURKEY
 HUNTING - WATERFOWL
 STREAM/RIVER

LAND DETAILS

LAND DETAILS
 TOTAL ACRES: 21.15
 ZONING: AGRICULTURAL
 SOURCE OF LOT SIZE: ASSESSOR/TAX DATA

BUILDING DETAILS

HOMES: 1
 FINISHED SQFT: 4100
 BEDROOMS: 4
 BATHROOMS: 2
 ¾ BATHROOMS: 1
 ½ BATHROOMS: 1
 YEAR BUILT: 2009
 OUTBUILDINGS: 3



FARMS | RANCHES | HUNTING TRACTS | RECREATIONAL PROPERTIES | WATERFRONT | AUCTIONS | VACANT LAND



DAX HAYDEN

Broker Partner, Licensed in CO, KS, NE, NM, WY & OK

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Dax is the Managing Partner with Hayden Outdoors and National Director of Land Leader. Dax grew up in Goodland, KS and graduated from Kansas State University with a BS in Agriculture. Dax has 20+ years in the Real Estate, Banking and Insurance industry. Dax has a good knowledge of value and agriculture and is an avid outdoorsman. Growing up in the cattle and horse business has given Dax a great appreciation for what it takes to be successful in agriculture. With farming and ranching contacts all over the country, Dax can assist with farming operations, habitat management, and land sales. Dax has hunted and fished all over North and South America. Family has always been first and the love of the outdoors is shared with great pleasure with his whole family. Whether it is chasing a bugling bull elk in Colorado, pheasants in Kansas or working on a land deal, Dax is at home in the outdoors.



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