

# Conifer Estate Home

5.06 Acres | Jefferson County, CO | \$3,500,000



HAYDEN  OUTDOORS.



# Conifer Estate Home

TOTAL ACRES:

5.06

PRICE:

\$3,500,000

COUNTY:

Jefferson County

CLOSEST TOWN:

Conifer, CO

*Presented by*



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**HAYDEN OUTDOORS.**  
**REAL ESTATE**







## **Property Summary**

~TURNKEY~ Conifer Estate Home and Studio have open floor plans with approximately 7,500 sq ft of living space - 5-acres of land. The home has a First Floor, Second Floor, and Walk-Out Basement Level. Studio Building has a 6-car garage on the ground level & music/recording studio/office on the second floor. Enjoy plenty of space inside and outside with a wrap-around deck and outdoor fire pit seating area—a comfortable, luxurious mtn. home.

## **Land**

The gently sloped land with an evergreen forest is a dream for many nature enthusiasts. The cool and serene environment is perfect for anyone looking to escape the hustle and bustle of city life. However, by its very nature, sloped land can present challenges, but with the right care and effort, it can be maintained and developed.

The property is fire mitigated, indicating that the forest has been cleared of excess brush and debris reducing the likelihood of wildfire. The two acres of fenced dog run and one-acre fenced horse corral are great additions to the property, making it attractive to pet lovers and horse enthusiasts who can let their animals roam free while ensuring their safety.



## Land Details

Address: 8641 S WARHAWK RD, Conifer,  
Colorado 80433, USA

Closest Town: Conifer

Total Acres: 5.06

Deeded Acres: 5.06

Leased Acres: 0.00

Zoning: Suburban Res

Elevation: 8400

Topography: gentle, sloped

Vegetation: Evergreens, highcountry grass

Estimated Taxes: \$6,518.98 - 2022

Source of lot size: Unknown

## Building Details

Homes: 1

Homes: Custom Built

Style of Home(s): 2 story

Finished Sq. Ft.: 7500

Bedrooms: 5

Full Bathrooms: 5

Half Bathrooms: 1

Parking Types: Detached Garage, Attached  
Garage, Driveway

Total # of Spaces: 6

Outbuildings: 1

Types of Outbuildings: Garage and Studio

Other Improvements: Fully fenced 2 acre dog  
run & horse corral

Fence Type: Metal and wire

Cooling Systems: Forced Air Cooling

Heating Systems: Boiler-HWBB, Wood Stove

Exterior Features: Stucco, Concrete  
Driveway, Fire-mitigated forest





## Improvements

~ALMOST EVERYTHING YOU SEE IS INCLUDED WITH THIS SALE~

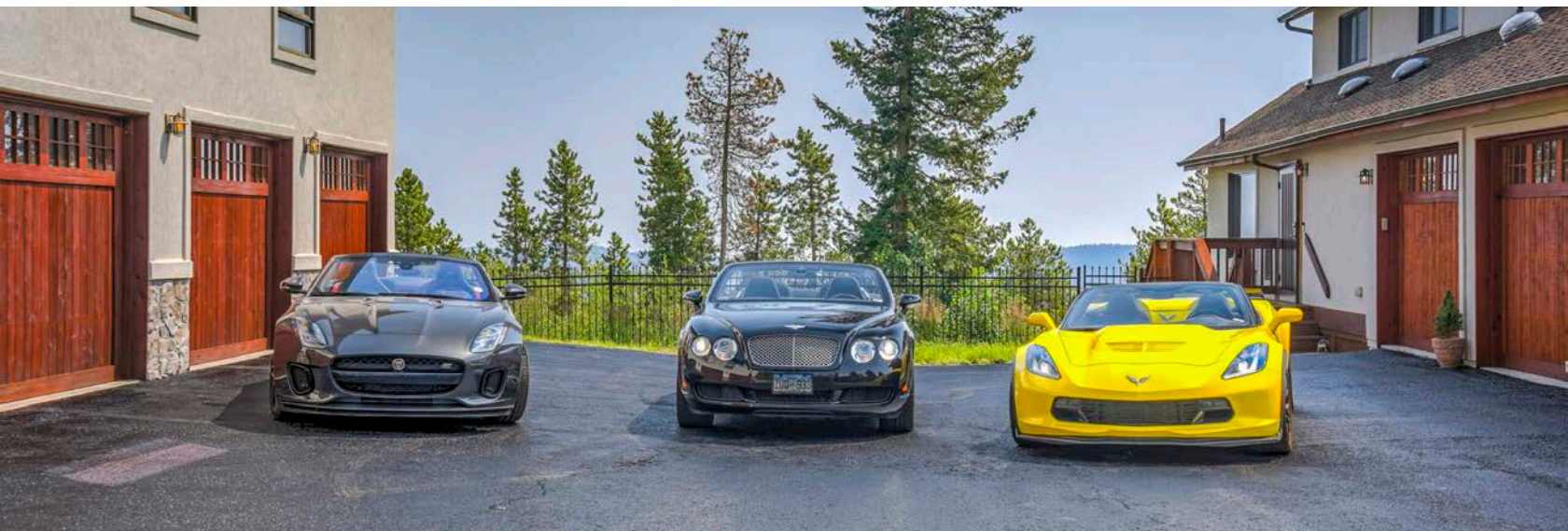
The Conifer Home Estate is an exceptional property that has plenty of features and amenities to offer. The modern and luxurious design of the home makes it a dream come true for anyone looking for a comfortable and lavish place to stay. The fully furnished property has five bedrooms, including two master suites, and five bathrooms.

The large viewing windows provide breathtaking mountain views, while the copper skylights and wooden accents bring a touch of warmth to the interiors. The living room with a baby grand piano and formal dining room are perfect for hosting guests, while the game and lounge room, music recording studio, and fitness center home gym provide entertainment and relaxation.

The elite 6-car detached garage is perfect for car enthusiasts, while the hot tub spa, sun room, and custom-built steam shower offer complete relaxation. Other features of the property include a tanning bed, Brunswick Crown Gold V Pool Table, and office with a panoramic window.

The professional designer kitchen with copper cabinets and stainless steel appliances is ideal for cooking gourmet meals, while the garden and greenhouse provide fresh produce. The 5-acre lot, including a 3-acre fenced area, is perfect for pets to run around, and the upgraded concrete private driveway provides easy access to the estate.

The property is also equipped with a HD Security Camera System and Fire Extinguisher Balls, ensuring the property's and its occupants' safety. The Conifer Home Estate is a short 20-minute drive from Red Rocks Amphitheatre and 40 minutes from Denver, making it an ideal location to enjoy both the tranquility of the countryside and the excitement of the city. Recording Studio











## Features

- Fully Furnished Home
  - Great Views
  - Spacious Common Areas
  - 5 Bedrooms (Including 2 Master Suites)
  - 5 Baths
  - Walk-In Closet
  - Large Viewing Windows
  - Ceiling Fans
  - Copper Skylights
  - 3 Fireplaces
  - Beetle Kill Pine (Wood Unique to Area)
  - Wooden Floors, Walls, and Ceilings
  - Living Room with Baby Grand Piano
  - Formal Dining Room
- Elite 6-Car Detached Garage
  - Fitness Center Home Gym
  - Hot Tub Spa and Sun Room
  - Custom Built Steam Shower
  - Tanning Bed
  - Brunswick Crown Gold V Pool Table
  - Game and Lounge Room
  - Music Recording Studio
  - Instruments and Sound Equipment
  - Office with Panoramic Window
  - Designer Professional Kitchen
  - Copper Cabinets, Wooden Accents
  - Stainless Steel Appliances
- 5 Acre Lot
  - 3 Acres Fenced- including a 2 acre dog run
  - Upgraded Concrete Private Driveway
  - 6-Car Detached Garage (Finished & Heated)
  - Wrap-Around Deck
  - Private Well Water (New pump, 304ft deep)
  - Garden and Greenhouse
  - Stone Retaining Wall
  - Driveway Art and Decor
  - Land is Mitigated Against Fire
  - Abundant Wildlife and Pets
  - HD Security Camera System
  - Fire Extinguisher Balls











## Recording Studio

With state-of-the-art equipment and acoustics, music artists and producers will have access to a dynamic, soundproofed space that can accommodate a variety of genres and musical styles. The studio features a large control room and a spacious live room with variable acoustics, perfect for recording live instruments or vocals. In addition to the studio, the estate also includes multiple living spaces, a hot tub, a game-room, and stunning views of the surrounding mountains. This is a truly unique opportunity for musicians and producers to create and produce music in luxury and comfort.

## History

This land is teeming with life and energy that you can feel. Rich with history and natural beauty, the spirit of the land is full of originality and freedom; Shadow Mountain is an incredible place to be.

Nestled in foothills 15 miles southwest of Denver, Conifer is far enough from the big city to feel like a true mountain community, but still close enough for visitors to enjoy all Denver has to offer.

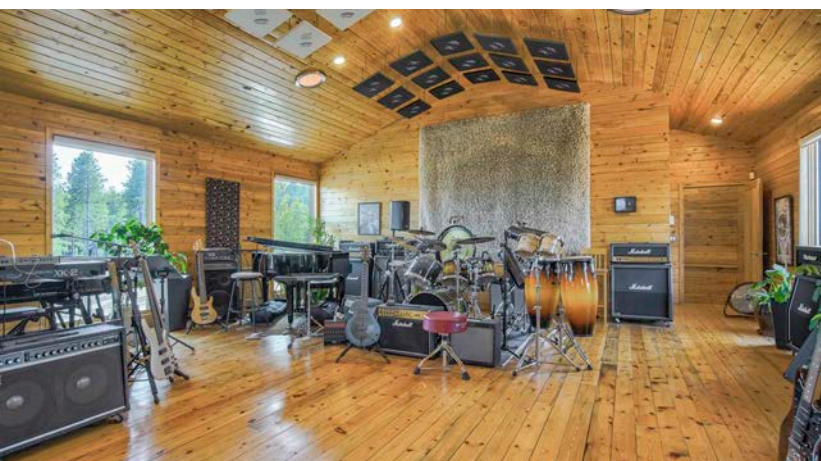
Hills in Conifer, now sprinkled with new homes, were first occupied by Arapaho, Ute and Cheyenne tribes who used the

area as a hunting ground. Native Americans were followed by merchants, trappers, ranchers and miners. Historic Reynolds Park, about five miles outside Conifer, stands as a memorial to Conifer's pioneer era, and the trails originating here range from rolling to rugged.

In the late 1800s, roads carved into the foothills opened Conifer and surrounding areas to those in search of adventure and wealth. In 1861, Major Robert Bradford developed a toll road from his home in what is now Ken Caryl, west over the foothills, and then up South Turkey Creek to what was then called Bradford Junction and is today where the Yellow Barn is located. The Bradford Toll road intersected with the Bergen Park Toll Road coming down from the north. In 1936 Noah Legault was interviewed about his memories of the old Bradford Toll Road.

Today, a mix of rustic cabins and new, state-of-the-art homes peek from behind expanses of blue spruce, pine, fir and aspen trees. What does stand out is this town's abundance of natural beauty. The Pike National Forest, which runs right through town, provides a home for deer, elk, foxes, birds and rabbits. In the spring and summer, seasonal wildflowers carpet Conifer's hills. The city also maintains multiple parks.

Information resourced from the Conifer Historical Society.





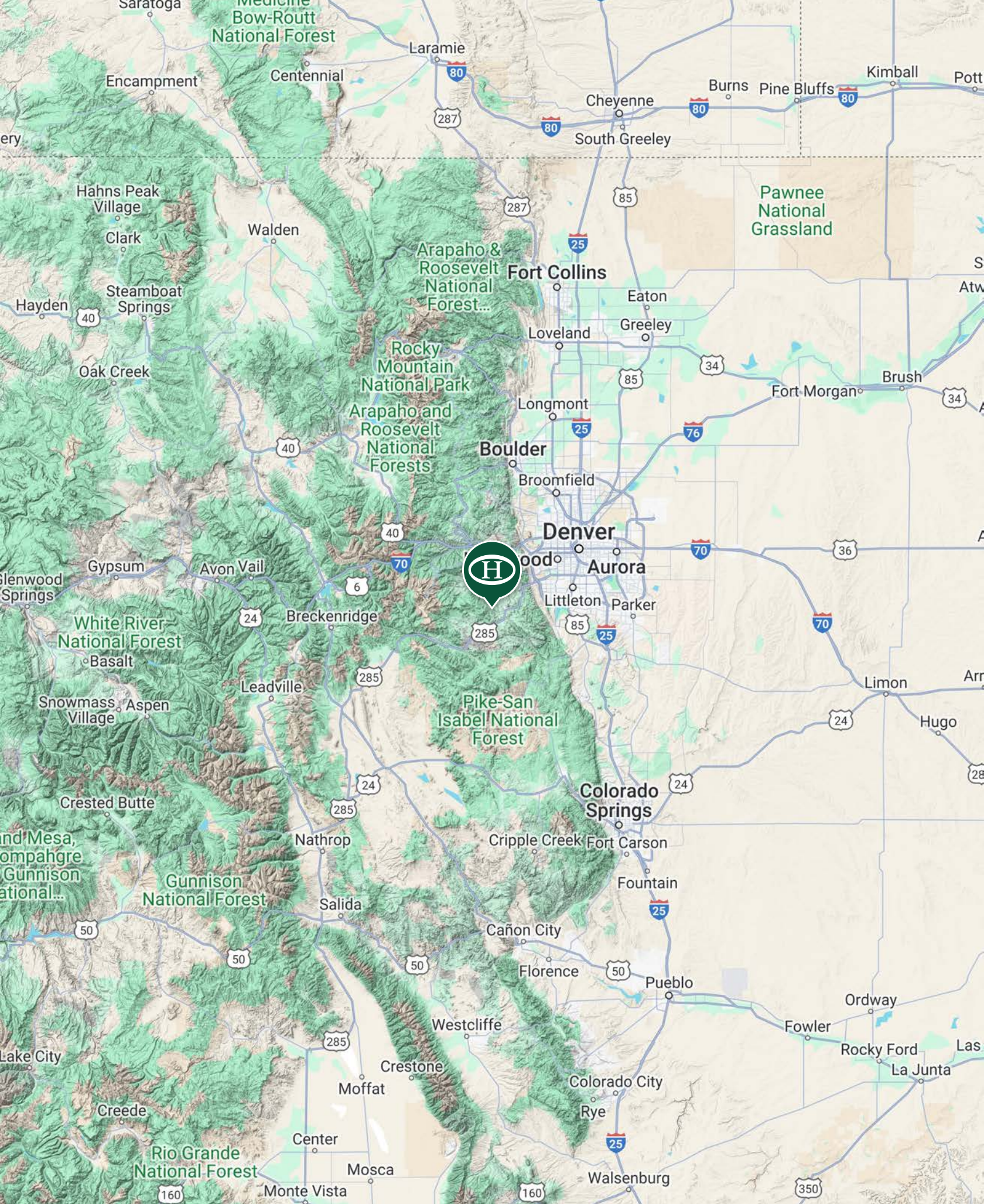


**BOUNDARY LINES**

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary









### **Location**

Located in the ideal setting, Conifer Estate home is in a small mountain town, 20 minutes to Red Rocks Amphitheater, 30 minutes from the mountains, and 30 mins from the front range of Denver. Enjoy all the city and the mountains have to offer.

### **Colorado is known for activities like:**

- Hiking
- Biking
- Skiing
- Horseback Riding
- Camping
- Snowshoeing
- Hot air balloon rides
- Whitewater Rafting
- Rock climbing
- Denver Night Life
- Theater and Art

### **Going Out? Local Spots**

#### **Local Restaurants and Casual Chains:**

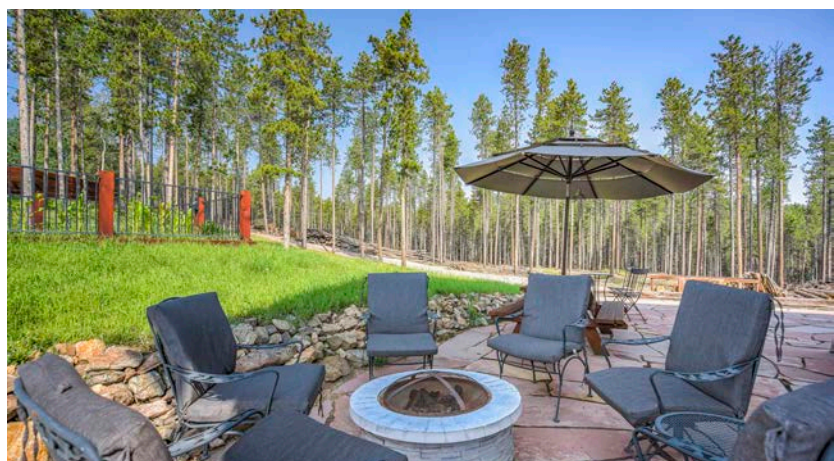
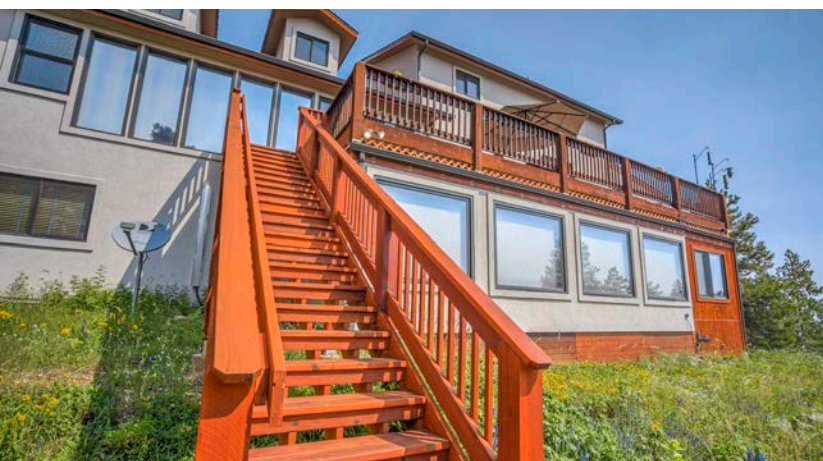
- JJ Madwells Italian
- Wing Wagon
- DW's 285 Diner
- Brooks Place Grill and Tavern
- Starbucks, Qdoba, Subway, 3 Margaritas, etc.

#### **Hiking Trails/Parks/Places of Interest:**

- Meyer's Ranch Hiking Trail
- Maxwell Falls Hiking Trail
- Foxton Road Scenic Drive
- Lookout Mountain
- Wellington Lake
- Evergreen Lake
- Elitch Gardens Amusement Park
- Denver Botanic Gardens
- Denver Zoo
- Denver Aquarium

#### **Grocery and Commodities:**

- King Soopers with Pharmacy
- Safeway with Pharmacy
- O'Reilly Auto Parts
- Big O Tires
- Anytime Fitness







8641  
SOUTH WARRIORS



# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials







**HAYDEN  
OUTDOORS®  
REAL ESTATE**

**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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