

Sangre Sol Retreat

40.15 Acres | Custer County, CO | \$899,000



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Activities & Amenities

Cattle/Ranch
Equestrian/Horse Property
House/Cabin
Outbuilding/Barn/Shed/Shop
State Hunting Unit: 86

Land Details

Address: 300 Kelling Trail,
Westcliffe, Colorado 81252, USA
Closest Town: Westcliffe
Total Acres: 40.15
Deeded Acres: 40.15
Zoning: Single Family Residence-Ranch
Elevation: 8,600
Topography: flat, gentle
Vegetation: high-country dryland grasses
Estimated Taxes: \$3,581.56 - 2024
Source of lot size: Assessor/Tax Data
HOA Dues: \$100

Building Details

Homes: 1
Homes: post-and-beam construction with hay
bale insulation (R-53) and SIP roofing (R-17).
Style of Home(s): Southwest Ranch hybrid
Finished Sq. Ft.: 2547
Bedrooms: 3
Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage
& Attached Garage
Total # of Spaces: 4
Outbuildings: 2
Types of Outbuildings: Oversized, insulated 2
car garage w/ workshop area /& Greenhouse
Other Improvements: Courtyard
with brick pavers & fence
Fence Type: Barbed wire
Heating Systems: Radiant & Wood Stove



Property Summary

This stunning 40-acre retreat in Colorado's Wet Mountain Valley offers privacy, adventure, and breathtaking views. Just minutes from Westcliffe and Silver Cliff, it provides access to world-class fly fishing in the Arkansas River and hiking in the Sangre de Cristo Mountains, home to 52 stocked lakes. The energy-efficient, southwest-style home features 3 beds, 2 baths, radiant heat, a great room, and a chef's kitchen. Only 1.5 hours from Co Sprgs.





Land

“Sangre Sol Retreat”—a nod to the Sangre de Cristo Mountains and the abundant sunshine the area enjoys.

Nestled in the heart of Colorado’s breathtaking Wet Mountain Valley, this exceptional property offers the perfect blend of privacy, comfort, and adventure. Situated just minutes from the charming mountain towns of Westcliffe and Silver Cliff, this 40-acre horse-friendly retreat provides unparalleled access to world-class fly fishing on the Arkansas River and pristine hiking trails in the Sangre de Cristo Mountains, home to 52 high-country lakes, many of which are stocked. Whether you seek a peaceful escape or an active outdoor lifestyle, this property delivers it all.

Improvements

The thoughtfully designed, energy-efficient, southwest-style hybrid home is a true masterpiece, blending post-and-beam construction with hay bale insulation (R-53) and SIP roofing (R-17). The interior boasts earthen plaster walls, stucco exterior, concrete floors, and in-floor radiant heat, complemented by a cozy wood-burning stove. A charming center courtyard with brick pavers and a latilla fence provides the perfect space for soaking up the sun or hosting gatherings. This single-level home features three bedrooms, two bathrooms, a spacious utility room, a bonus room (ideal for an office, TV room, or den), and an expansive great room that flows seamlessly into the kitchen. The kitchen is a chef’s dream, offering new tile flooring, an island with seating for four, and high-end stainless steel appliances, including a propane stove and oven. Additional improvements include an attached heated two-car garage, plus a detached oversized two-car garage with a workshop area, perfect for any hobbyist or equestrian enthusiast.





Improvements

This stunning property is designed for both function and beauty. The open-concept living area features tongue-and-groove vaulted ceilings, large beams, and Colorado blue slate window sills that frame breathtaking mountain views. The master suite is a true retreat, boasting a library/sitting room with double Sliding glass doors leading outside, a beautifully tiled shower, a private toilet closet, a dual-sink vanity, and a spacious walk-in closet. Thoughtful upgrades such as new Anderson sliding doors in the office, tiled accents, and energy-efficient elements throughout the home make this a unique and desirable residence.

Recreation

Outdoor enthusiasts will love the close proximity to the Arkansas River, which offers some of the best fly fishing in Colorado, with abundant brown and rainbow trout thriving in its waters. The Sangre de Cristo Mountains provide a haven for hikers and anglers alike, boasting 52 high-country lakes, most of which are stocked with native trout. Plus, with easy access to Colorado Springs (just 1.5 hours away) and Denver (a 3-hour drive), you can enjoy both seclusion and convenience in this extraordinary location.

Region & Climate

The Westcliffe area experiences a four-season climate with mild summers, crisp autumns, snowy winters, and refreshing springs. Summer days are warm, averaging in the mid-70s to low 80s°F, with cool nights in the 40s. Winters bring snowfall and temperatures often in the 20s and 30s°F, making it ideal for cozy mountain living. With over 300 days of sunshine annually, the area enjoys low humidity and breathtaking star-filled night skies.





Location

Nestled in a serene part of the country, this property is conveniently situated just 15-20 minutes away from the charming towns of Westcliffe and Silver Cliff. Here, residents can indulge in fantastic shopping, stock up on groceries, and relish fun dining experiences. Further afield, Florence and Canon City, home of the famous Royal Gorge, can be reached in 45 minutes, while a scenic one-hour drive takes you to Salida, where a plethora of amenities await. For those traveling by air, the property is about 1.5 hours' drive from the Colorado Springs Airport, providing both convenience and accessibility.

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- RICK STEINER, SELLER/BUYER

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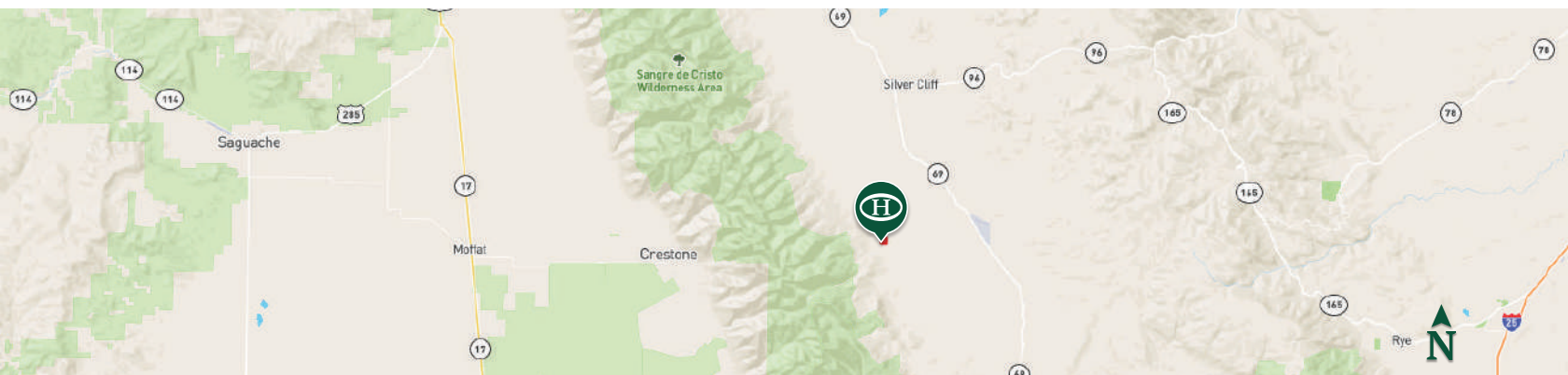




 Boundary

BOUNDARY LINES

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



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