

POUDRE RIVER LODGE

63.80 ACRES | LARIMER COUNTY, COLORADO







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OVERVIEW





WELCOME TO POUDRE RIVER LODGE



QUICK FACTS

63.80 Acres

Recreational

Residential

Waterfront

Natural Waterfall

Mountainous

Elevation 7,800

5 Bed

3 Bath

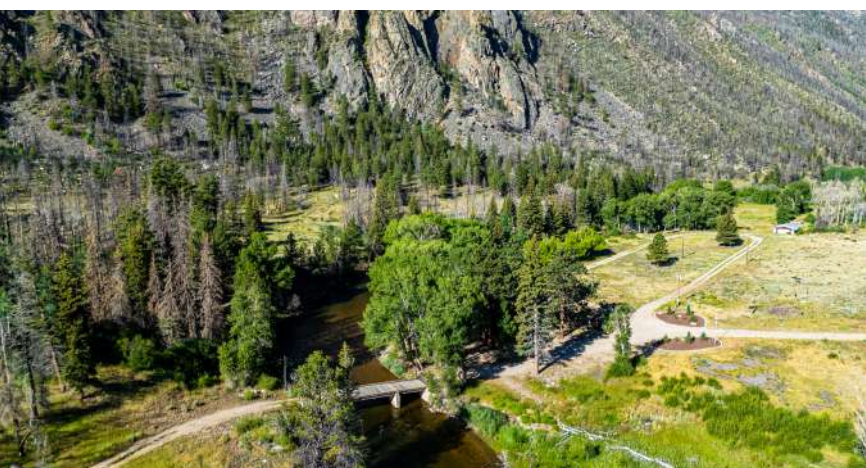
Escape to Poudre River Lodge, a stunning 63.8-acre riverfront retreat in Northern Colorado. This meticulously rebuilt 5-bedroom designer home offers private access to a premier fly-fishing stretch of the Cache la Poudre River. Enjoy year-round outdoor adventures, including hiking, fishing, and breathtaking canyon views—all just one hour from Fort Collins.

LAND



Welcome to one of the most captivating riverfront properties in all of Colorado. This nearly 3,000-square-foot mountain retreat sits just 100 feet from the legendary Cache la Poudre River, offering immersive access to one of Colorado's most celebrated fly-fishing corridors. Originally sited in the 1970s, the home has been completely rebuilt with a deep commitment to preserving its natural and architectural roots—including the original stone masonry and the striking wood ceiling, milled from timber harvested on-site. Surrounded by national forest and tucked deep into the canyon, this one-of-a-kind property offers rare privacy, soulful design, and a genuine connection to place.



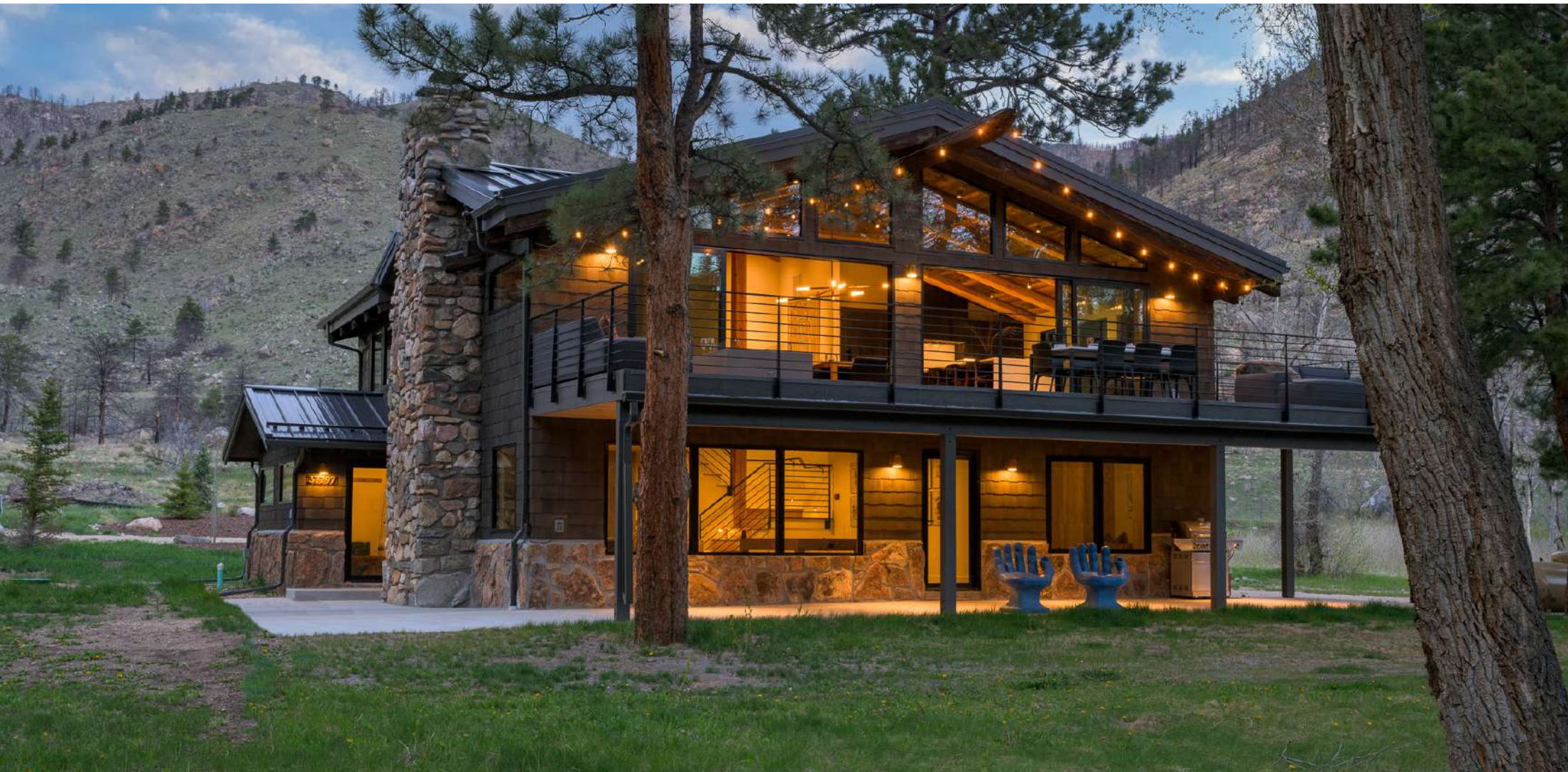




Encompassing 63.8 acres and bordered by vast national forest, this property offers direct access to miles of private trails—including one that leads straight from the backyard into the alpine wilderness. Mature cottonwoods and aspens shade the land, their colors shifting dramatically with the seasons, while dramatic rock outcroppings form a rugged and inspiring backdrop. The river here is exceptional. Located just below the fish hatchery, this stretch of the Poudre is renowned for its healthy populations of rainbow trout, big-bodied browns, and the occasional trophy cutbow. With classic western features—deep runs, clean riffles, large holding boulders, and prime casting lanes—this is a fly angler’s dream. Step into the water from your own property or simply sit on the deck and watch the fish rise. Elsewhere on the property are four discreet RV sites—remnants of a former campground—repurposed to welcome visiting friends and family.

Also within the boundaries: A cascading creek that flows from the neighboring forest, flat open meadows and intimate river bends that make this landscape feel both vast and personal.

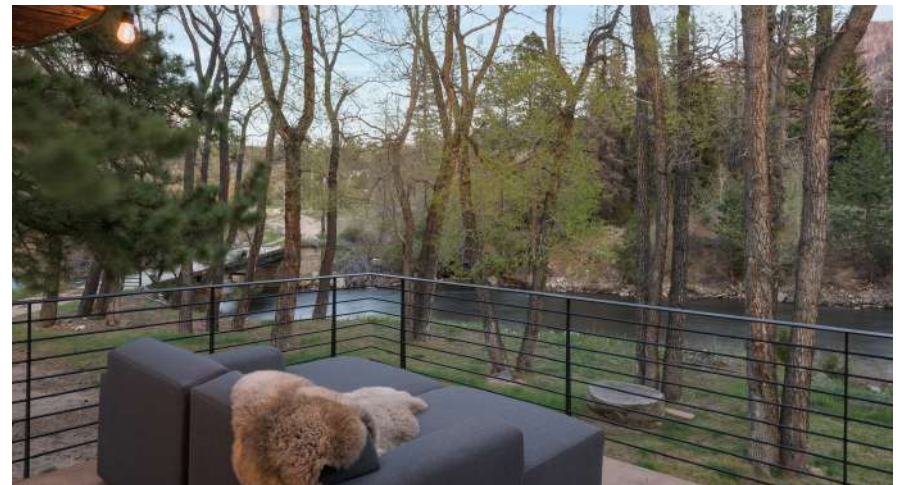
IMPROVEMENTS



This 2,976-square-foot home has been fully reimagined from the ground up by its developer-owner for personal use and was designed in collaboration with renowned interior designer Bree Halax. The result is a residence that is both deeply functional and visually striking—crafted to live beautifully in all seasons. The great room features a vaulted wood-beamed ceiling and original stonework preserved from the 1970s structure, now paired with modern touches and expansive windows that frame the river just beyond. Twin triple panel glass sliding doors lead to a stunning second story deck with a built-in fire table where one can enjoy the views and the constant soundtrack of moving water.

Inside, the kitchen features rustic dark oak cabinetry with a wire-brushed finish reminiscent of shou sugi ban with marble counters and a statement range—flowing seamlessly into open dining and living spaces perfect for both hosting and unwinding. Spa-inspired bathrooms include walk-in tile showers and massive soaking tubs that captures canyon views in stillness. High end designer lighting, custom woodwork, and layered natural materials create an atmosphere that is grounded, refined, and unmistakably personal.

From the moment you arrive, the setting takes hold—the sound of rushing water, the scent of pine and cottonwood, the ever-changing light playing off the canyon walls. This is a place for casting dry flies into clear currents, hiking straight from your back door, and gathering beneath the stars. Properties like this are almost never available—a legacy stretch of river and a home that feels deeply resolved. Soulful, architectural, and built with lasting care, it lives in quiet harmony with the land around it. Every detail is considered. Every view earned. This isn't just a home. It's one of those rare places where beauty, stillness, and permanence meet. A sanctuary, both rare and real.











LOCATION





Access is convenient with a scenic one-hour drive from Fort Collins, and just 5 minutes from rustic co, plus the property boasts year-round access. Whether you're after a full-time residence or a family retreat, this is Colorado riverfront living at its absolute finest.

FEATURES

ATV/Off Road

Borders Public Lands

Cycling/Mountain Biking

Fishing

Hiking/Climbing

House/Cabin

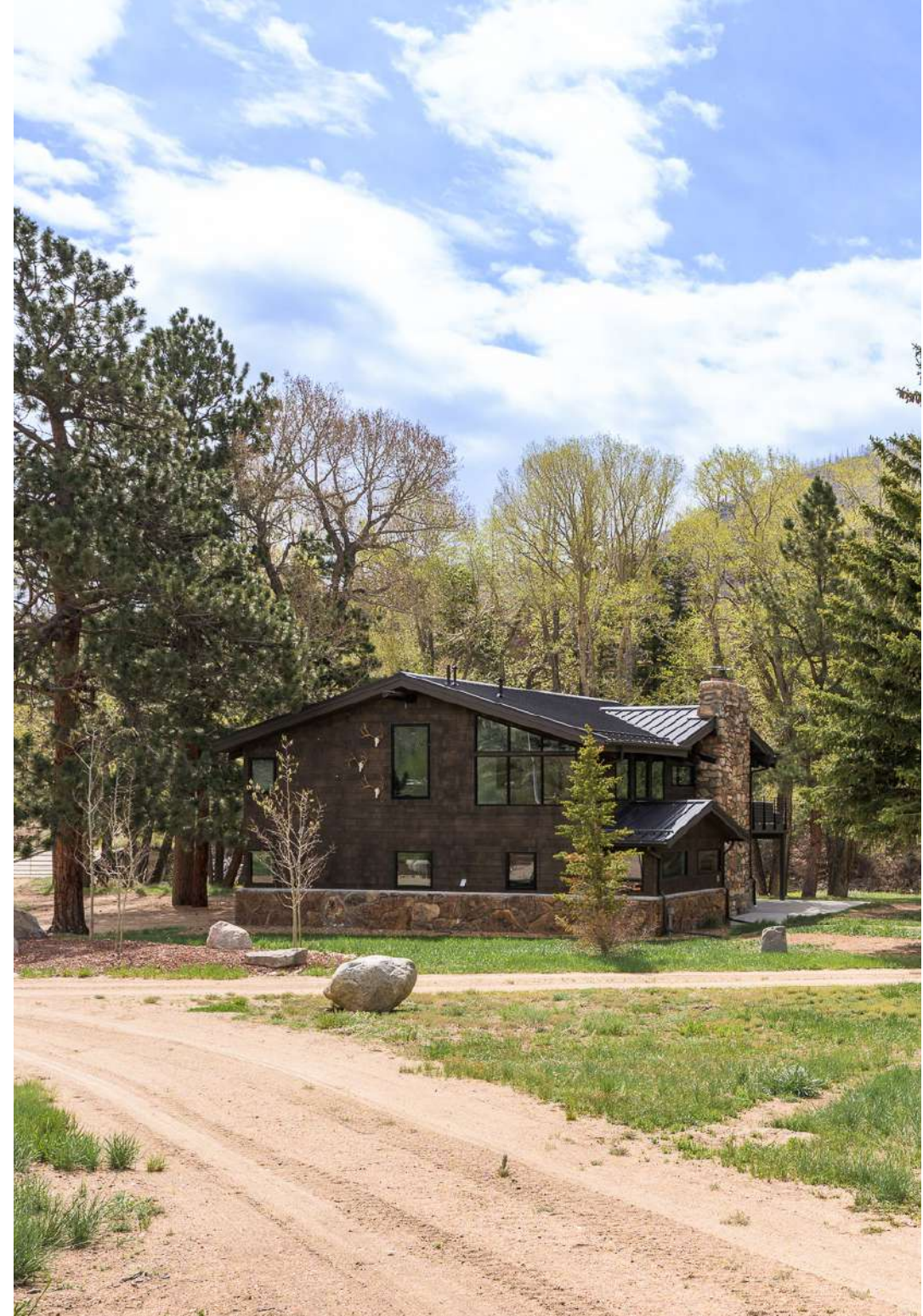
Hunting - Big Game

Lodge/Resort

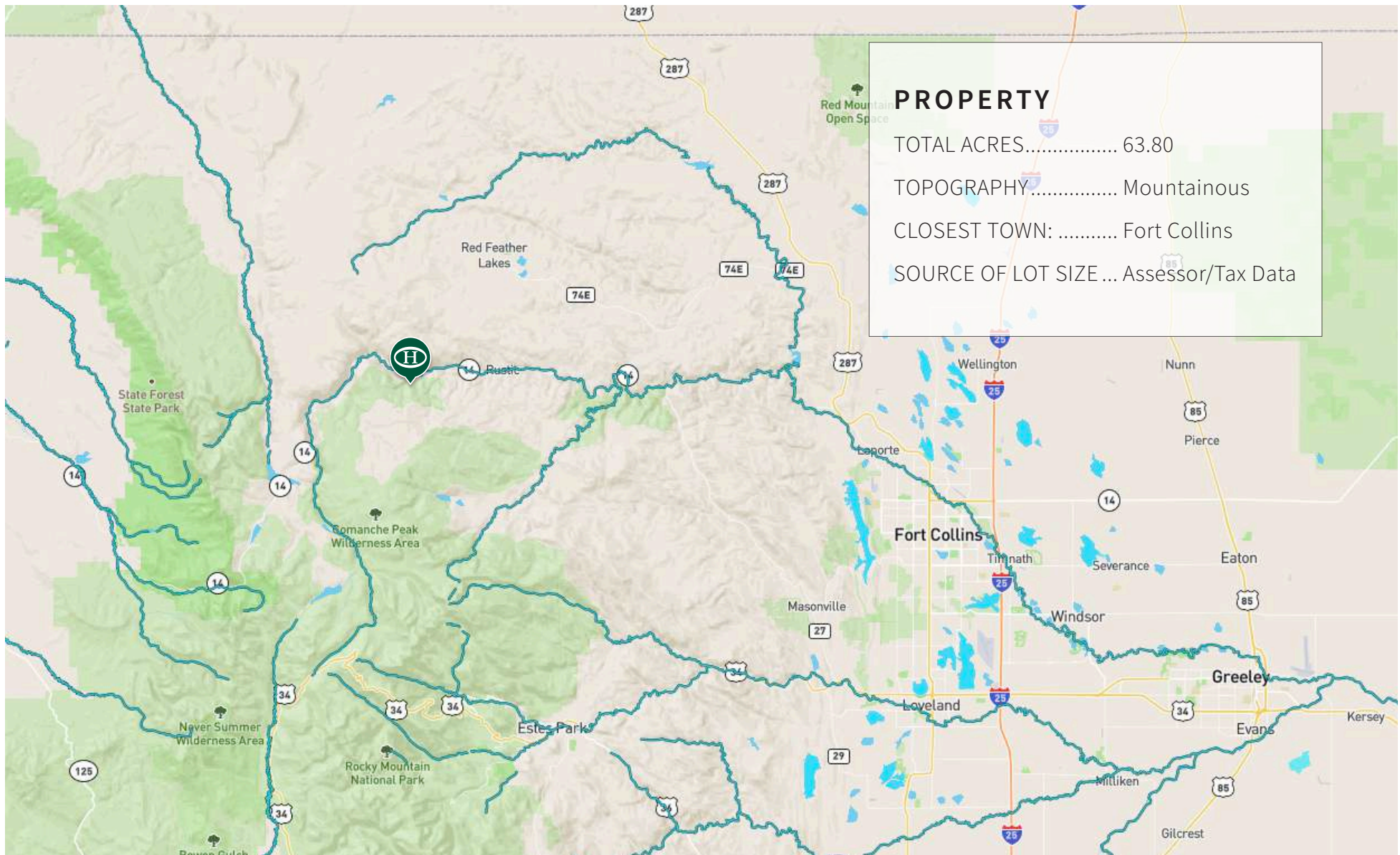
Stream/River

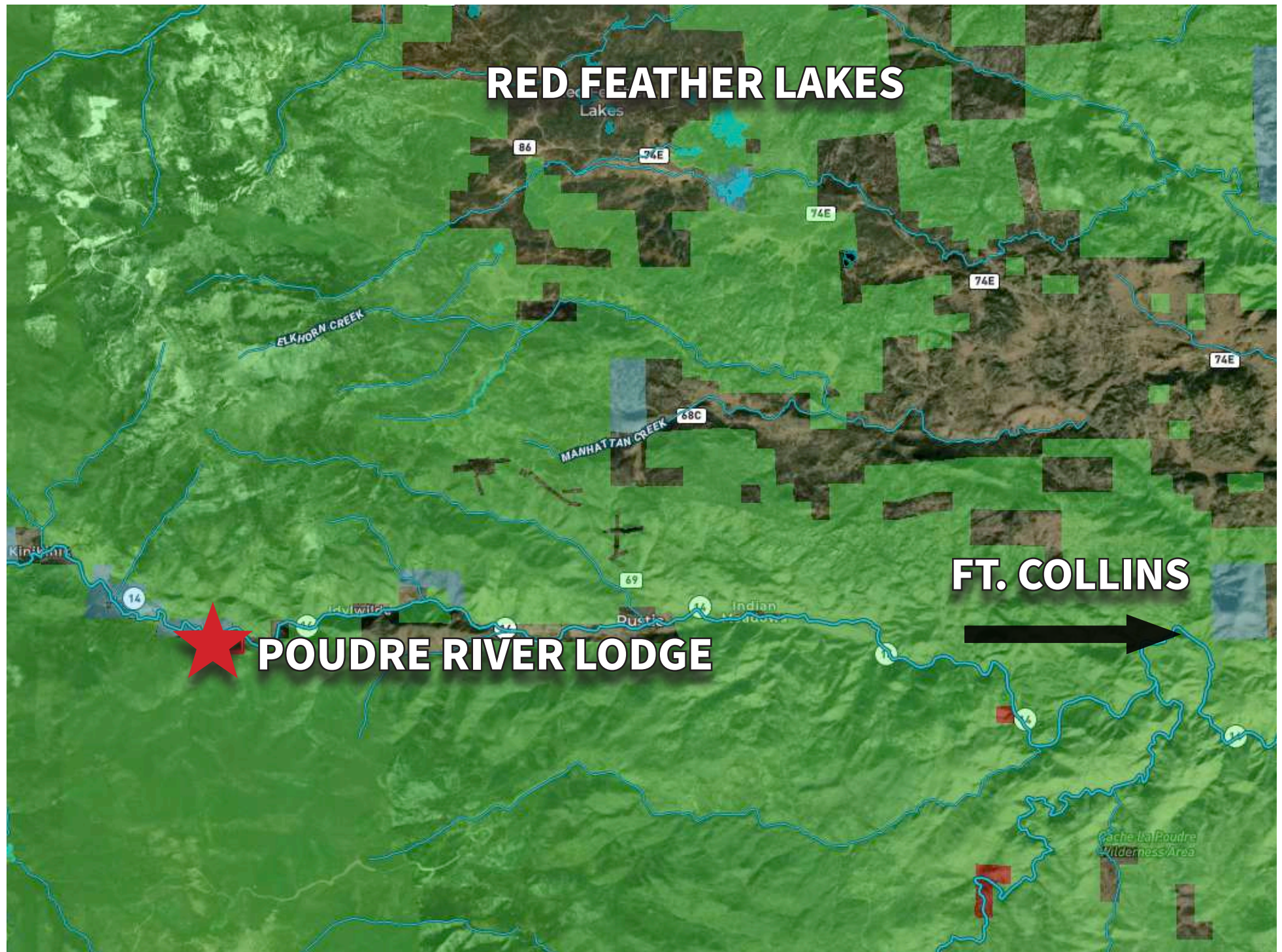
Water View

Waterfront



MAPPING







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