

# Windham Summit

45.00 Acres | Larimer County, CO | Luxury Custom Home Site



HAYDEN  OUTDOORS®



## Activities & Amenities

- Borders Public Lands
- Cycling/Mountain Biking
- Equestrian/Horse Property
- Golf Course
- Hiking/Climbing
- Hunting - Big Game
- Skiing/Snowmobiling/Snow Sports

## Land Details

- Address: 0 Windham Drive, Estes Park, Colorado 80517, USA
- Closest Town: Estes Park
- Total Acres: 45.00
- Deeded Acres: 45.00
- Zoning: ag
- Elevation: 8040-8640
- Topography: sloping to steep
- Vegetation: Ponderosa pines, aspen
- Source of lot size: Survey

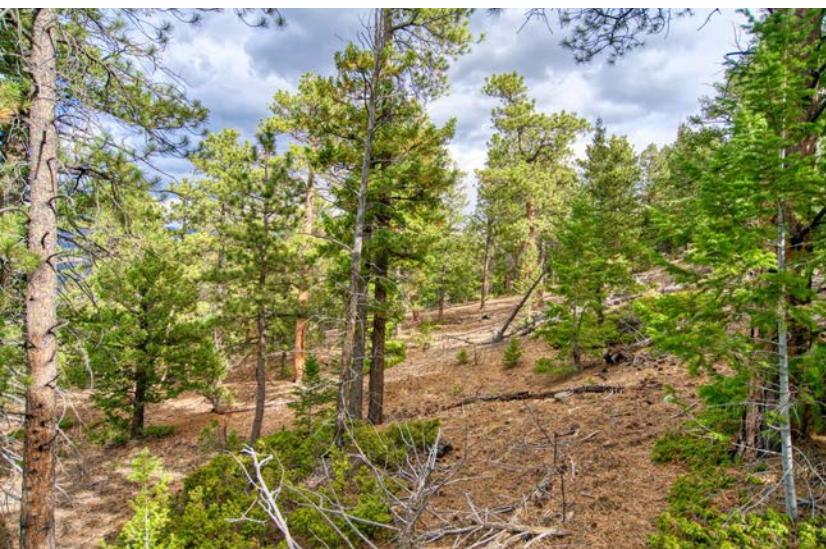
## Building Details

- Multiple premium build sites to choose from, Power needed - Well/septic needed, Engineered driveway plans available



## About This Property

Sitting high above the valley floor, this might be the last great piece of property available that offers panoramic views overlooking the entirety of Estes Park. Its location allows you to build the custom home of your dreams. Furthermore, being located at the end of the road ensures unmatched privacy, security, and serenity.





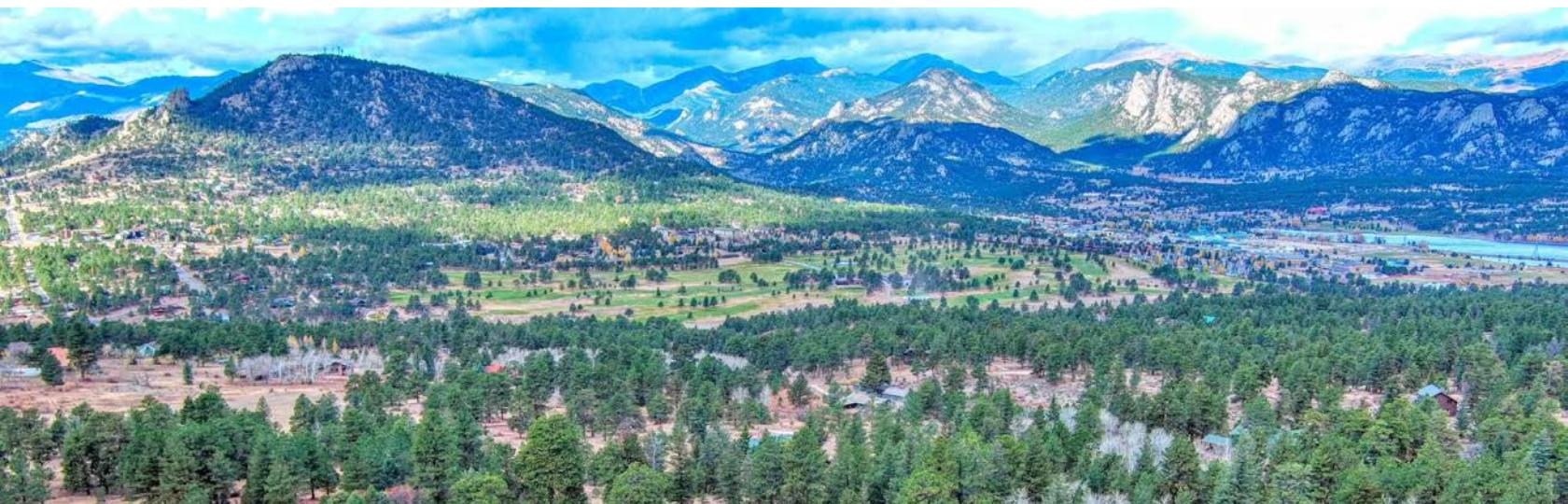
## Land

Lovingly held by the same family for decades, this once-in-a-lifetime opportunity allows you to create a legacy estate to be cherished for generations to come. Bordering expansive government-owned lands on two sides and a large ranch property on another, this parcel offers unique protection from future development, preserving its tranquility for decades. Rising from approximately 8,040 to 8,640 feet in elevation, the property sits perfectly positioned just a mile east of the Estes Park Golf Course and a mere 10-minute drive from downtown Estes Park, which rests at about 7,600 feet. This elevation difference creates breathtaking 270-degree panoramic views, extending from the majestic Longs Peak and the peaks of Rocky Mountain National Park to the west and northwest, to the Mummy Range and the neighboring peaks to the north and northeast. As the day fades, the twinkling lights of Estes Valley below create an enchanting nighttime scene.

Survey to be completed and agreed by both Buyer and Seller.

## Recreation

Estes Park, Colorado, is a gateway to outdoor adventure, nestled at the eastern entrance to Rocky Mountain National Park. Renowned for its stunning landscapes, this picturesque town offers endless recreational opportunities year-round, making it a prime destination for nature lovers, adventure seekers, and families alike. During the warmer months, Estes Park becomes a hub for hiking enthusiasts, with trails catering to all skill levels. From the scenic paths around Bear Lake to the challenging ascent of Longs Peak, hikers can explore alpine meadows, crystal-clear lakes, and breathtaking mountain vistas. Wildlife enthusiasts delight in the chance to spot elk, deer, bighorn sheep, and even black bears, especially during dawn and dusk, making Estes Park a haven for photographers and animal lovers.





Cycling and mountain biking are also popular, with scenic byways and rugged trails providing routes for both casual riders and experienced adventurers. Horseback riding offers another way to experience the area's beauty, with stables and guided tours allowing visitors to traverse the wilderness in a unique and leisurely manner. Water-based activities abound at Lake Estes and the Big Thompson River. Visitors can rent kayaks, paddleboards, or canoes to explore the calm waters surrounded by towering peaks. Anglers enjoy world-class fly fishing in the park's pristine rivers and streams, while whitewater rafting on the Cache La Poudre River offers adrenaline-pumping excitement for thrill-seekers during peak runoff season.

When snow blankets the area, Estes Park transforms into a winter wonderland. Snowshoeing and cross-country skiing through serene trails offer peaceful ways to explore the frosty landscape. Hidden Valley in Rocky Mountain National Park is perfect for sledding and tubing, while downhill skiing and snowboarding are accessible at nearby resorts like Eldora Mountain. For those seeking indoor or cultural activities, Estes Park also shines. The Estes Park Aerial Tramway offers panoramic views and access to Prospect Mountain, ideal for photography and picnicking. Downtown Estes Park brims with unique shops, art galleries, and local eateries, providing a charming setting for a leisurely day.

The Stanley Hotel, famous for inspiring Stephen King's *The Shining*, draws visitors with its history, fine dining, and ghost tours. Festivals like Elk Fest and the Scottish-Irish Highland Festival celebrate the area's culture and wildlife, while winter events bring cheer to the colder months. Families enjoy attractions like Ride-A-Kart amusement park, miniature golf, and scavenger hunts, as well as educational stops like the Estes Park Museum and MacGregor Ranch Museum, which delve into the area's rich history.

Whether it's climbing a peak, paddling on a serene lake, or simply strolling through town, Estes Park provides a blend of adventure, relaxation, and cultural experiences. With something for everyone, it's a destination that captures the essence of the Rocky Mountains and leaves visitors with unforgettable memories.





## Region & Climate

Positioned at the eastern gateway to Rocky Mountain National Park, Estes Park, Colorado, offers breathtaking mountain scenery, abundant wildlife, and year-round outdoor adventures. This charming town is known for its picturesque location, with rugged peaks rising dramatically against the skyline and the Big Thompson River meandering through its heart. Estes Park is a hub for regional activities, including hiking, wildlife watching, and rock climbing in warmer months, while winter ushers in snowshoeing, cross-country skiing, and cozy fireside retreats. The weather in Estes Park varies by season, with summer highs typically in the 70s and 80s Fahrenheit and crisp, cool evenings. Winters are cold, with average highs in the 30s and occasional snowfall, creating a magical winter wonderland. Annual precipitation averages about 13 inches, with a mix of rain and snow, while the high-altitude air ensures over 300 days of sunshine each year. Estes Park's natural beauty and vibrant community make it a beloved destination for visitors and locals alike.

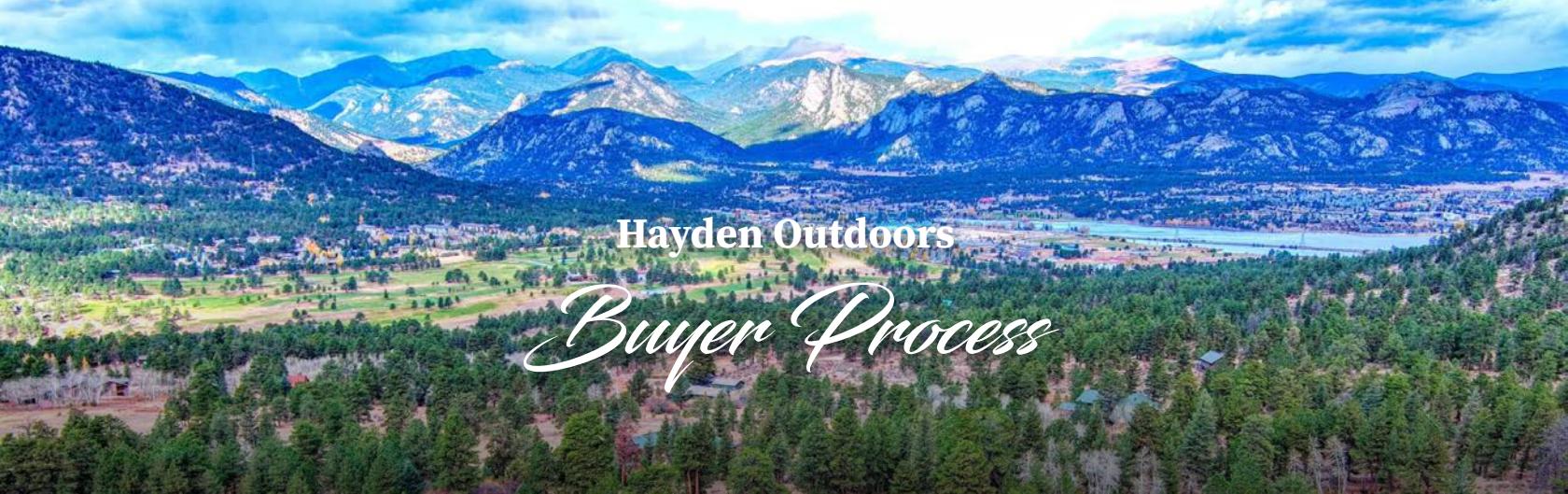
## History

Estes Park has a rich history that mirrors the rugged and enchanting landscape surrounding it. Originally inhabited by the Ute and Arapaho tribes, the area was a sacred hunting and gathering ground. In the mid-19th century, European settlers, such as Joel Estes, after whom the town is named, arrived, drawn by the promise of fertile land and breathtaking scenery. By the late 1800s, Estes Park became a hub for adventurous pioneers and tourists enchanted by the majestic peaks and abundant wildlife. The establishment of Rocky Mountain National Park in 1915 cemented the town's reputation as a gateway to natural splendor, attracting visitors worldwide. F.O. Stanley, inventor of the Stanley Steamer automobile, built the iconic Stanley Hotel in 1909, further boosting the area's allure. Today, Estes Park thrives as a vibrant community and outdoor recreation destination, blending historical charm with unparalleled access to the pristine wilderness of the Rockies.

## Location

The nearest major airport is Denver International Airport (DIA), approximately 75 miles southeast, providing a wide range of domestic and international flights. From the airport, travelers can reach Estes Park in about 90 minutes via scenic highways, with shuttle services and car rentals readily available. The closest towns include Loveland, about 30 miles east, and Boulder, roughly 37 miles south, both offering additional lodging, dining, and shopping options. Within Estes Park, visitors will find a variety of grocery stores, pharmacies, gas stations, and specialty shops, ensuring all needs are met. Outdoor enthusiasts can access gear rental shops, while families enjoy mini-golf, arcades, and museums. With its blend of natural beauty and essential services, Estes Park is both a peaceful retreat and a well-equipped travel destination.

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# 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."

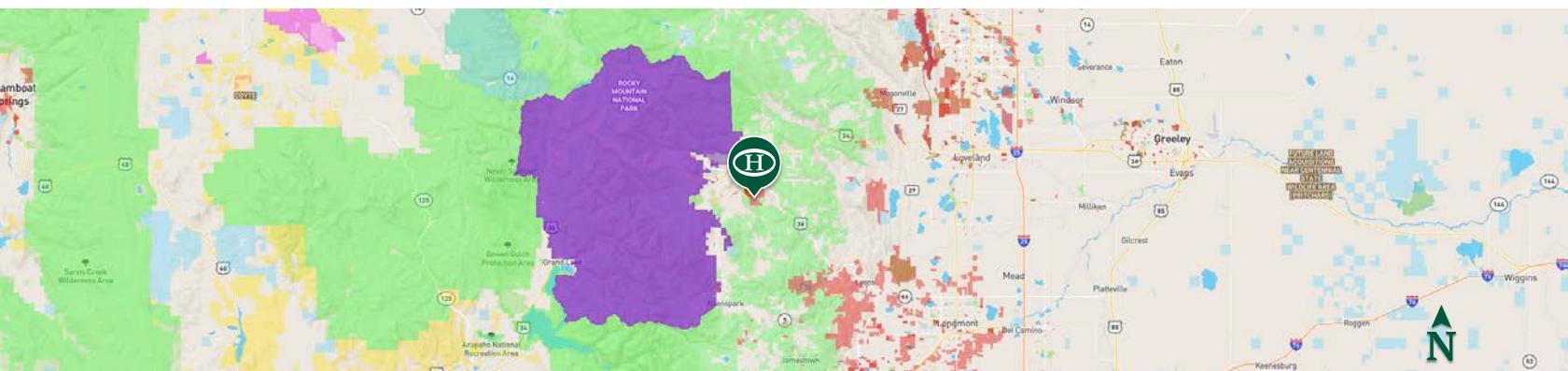
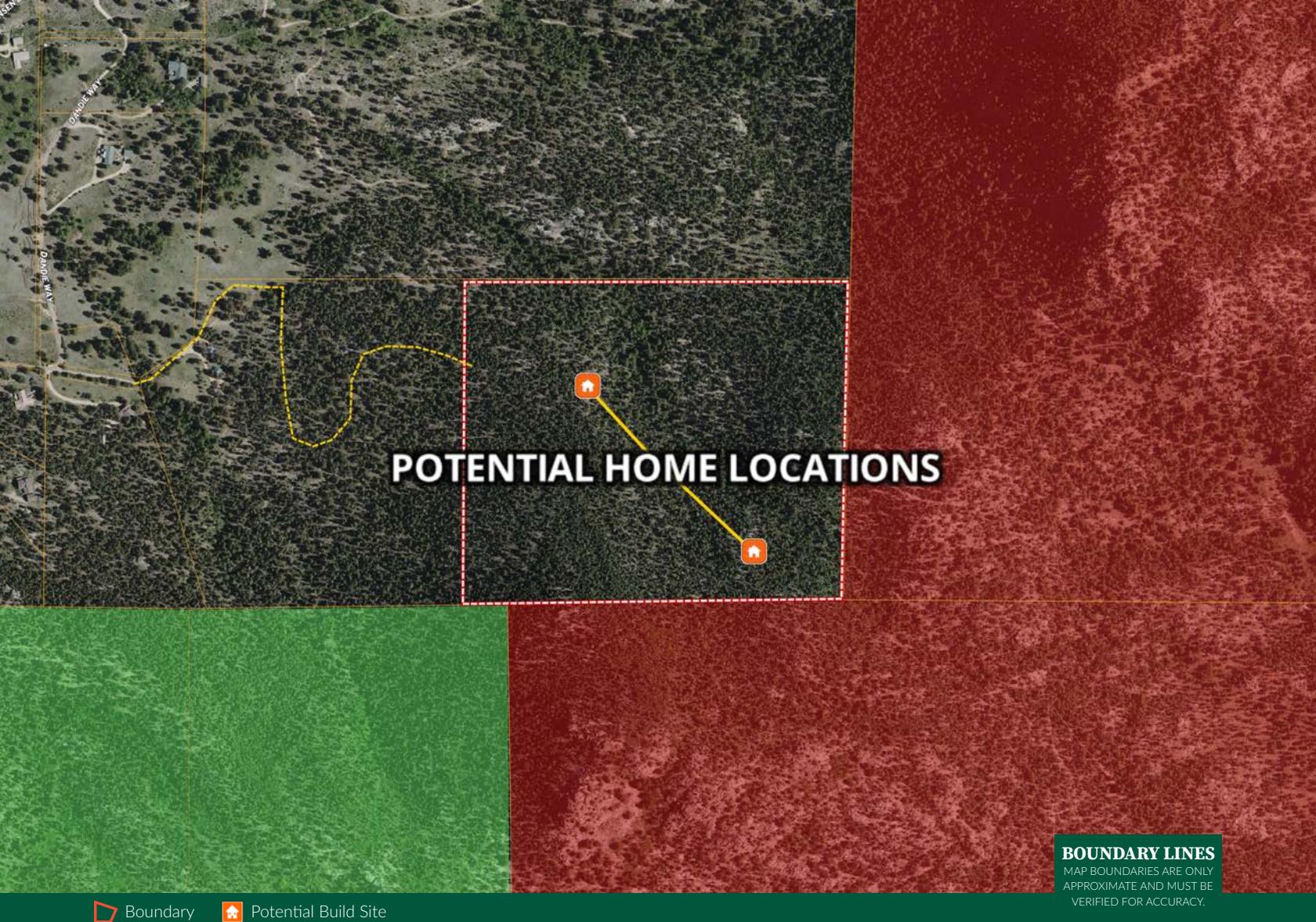


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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FARM, RANCH & RECREATIONAL REAL ESTATE



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