

# Colorado Barndominium

36.49 Acres | Custer County, CO | \$920,000



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## Activities & Amenities

House/Cabin

Propane

## Land Details

Address: 5155 CO Rd 215, Westcliffe,  
Colorado 81252, USA

Subdivision: Bull Domingo

Closest Town: Westcliffe

Total Acres: 36.49

Zoning: Residential

Elevation: 8,000

Estimated Taxes: \$18.52 - 2026

HOA Dues: \$30

## Building Details

Homes: 1

Style of Home(s): 3 story above  
ground, Contemporary

Finished Sq. Ft.: 2,200

Unfinished Sq. Ft.: 1,212

Bedrooms: 2

Full Bathrooms: 3

Basement: None

Gas Provider: Propane

Water Provider: Well

Parking Types: Attached Garage

Total # of Spaces: 6

Heating Systems: Electric Heaters

Appliances: Dishwasher, Garbage Disposal,  
Refrigerator, Hot Water Heater, Oven

Flooring: Carpet, Tile, Vinyl

Siding: Aluminum

Roofing: Metal

View: Mountain, Private, Scenic



### Property Summary

Brand-new Barndominium near Westcliffe with open living space, huge windows, and incredible Sangre de Cristo views. Features 2-4 bedrooms, 3 baths, a loft, and an unfinished walk-out basement. Includes a 30x40 shop with 14' clearance and room for 6 vehicles. Usable land with horse potential, plus easy access to fishing, hiking, skiing, and more—live and work in one place.

Live Here, Work Here – One-of-a-Kind Colorado Barndominium





### **Land**

The setting is what really makes this place stand out. You've got protected mountain views with adjoining land that won't be built on, so what you see now is what you'll keep. The ground is usable, open, and well-suited for horses, with plenty of room to spread out. This is also a heavily deer-populated property—it's not unusual to see groups of 10–20 deer moving through regularly, adding to the quiet, natural feel of the land. The views of the Sangre de Cristo Mountains are front and center, and the property offers that hard-to-find combination of privacy, scenery, and usability.

### **Improvements**

This brand-new Barndominium is something you just don't see every day in this county. The layout is wide open with big windows and a ton of natural light, giving it a really spacious feel right when you walk in. The main floor offers 1,500 square feet, plus a 700 sq ft loft and a full 1,500 sq ft basement that's partially finished and ready for whatever direction you want to take it. The home is set up for 2–4 bedrooms (septic is built for four) and includes one full bath and two 3/4 baths, with a master that features a large two-person custom shower and double sinks. The kitchen sits at the end of the great room with brand-new GE appliances, and thoughtful extras like an automatic glass cleaner and spray system. Heating and cooling are handled by a high-efficiency mini-split system, and there's a gas stove for added comfort. The entire structure is very well insulated—including the walls, basement, and foundation—making it efficient year-round. The attached 30×40 shop/garage is fully insulated with 14' clearance and room for up to six vehicles, offering a ton of flexibility for storage, workspace, or future build-out.



### **Recreation**

If you're into the outdoors, this area is hard to beat. You're about 30 minutes from the Arkansas River, known for some of the best brown trout fly-fishing in the country, along with whitewater rafting. The Royal Gorge and Dinosaur Experience are also nearby. The Sangre de Cristo Mountains offer access to 55 high-country lakes and miles of trails for hiking and horseback riding, including the 126-mile Rainbow Trail. In the winter, Monarch Ski Resort is about an hour and a half away, making this a strong year-round basecamp for Colorado recreation.





### Agriculture

The property works well for a rural lifestyle. There's enough usable ground for horses, and the layout supports a variety of agricultural or hobby ranch uses. The insulated shop/garage gives you space for equipment, trailers, and projects, while the overall setup lends itself well to a live/work situation. Whether you're running a small operation or just want room to breathe, this property offers the flexibility to do both.

### Region & Climate

- **Westcliffe/Silver Cliff, Colorado gets 14 inches of rain, on average, per year.** The US average is 38 inches of rain per year.
- **Westcliffe/Silver Cliff averages 70 inches of snow per year.** The US average is 28 inches of snow per year.
- **On average, there are 260 sunny days per year in Westcliffe/Silver Cliff.** The US average is 205 sunny days.
- **Westcliffe/Silver Cliff** gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

### Weather Highlights

- **Summer High:** the July high is around 81 degrees
- **Winter Low:** the January low is 8
- **Rain:** averages 14 inches of rain a year
- **Snow:** averages 70 inches of snow a year





## Location

Located on Copper Gulch Road, just about 5 minutes off Highway 69, you're close to Westcliffe and Silver Cliff but still far enough out to enjoy peace and quiet. Colorado Springs is about an hour and a half away, Denver roughly two and a half hours. Monarch Ski Area is also within 1.5 hours. It's an easy property to access while still giving you that true mountain living feel.

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# Hayden Outdoors

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*- RICK STEINER, SELLER/BUYER*

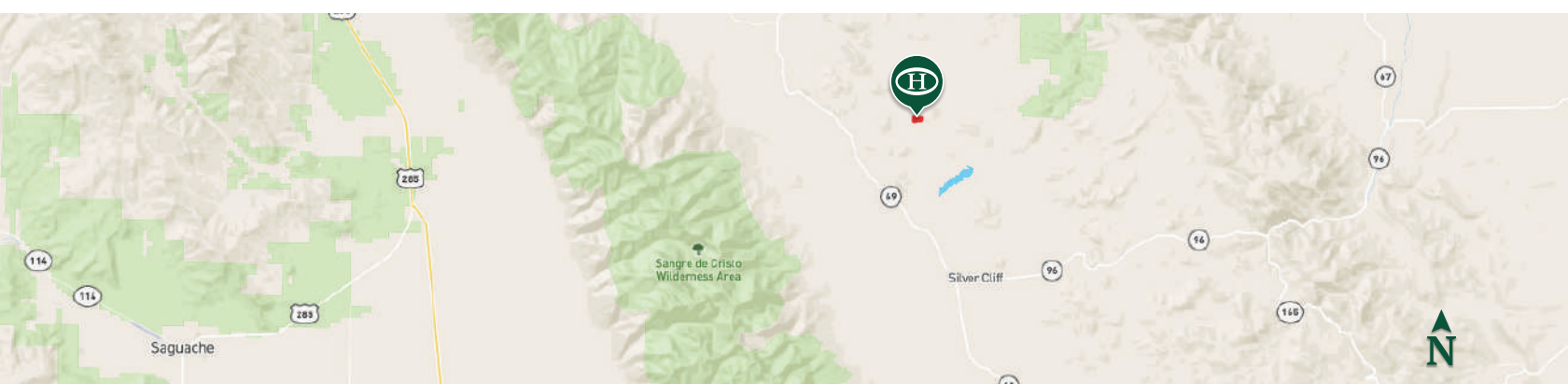
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 Boundary

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