



## Batterson Ranch & Stage Station

**\$1,200,000**

Address:

603 Mount Moriah Rd. Livermore,  
80536 Colorado

Bedrooms: 3

Bathrooms: 3

<b>Agent Details:</b>
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This Paradise Retreat is found on an Alpine like drive just off the main road. The 16+ Mountain Acres boast a Walk-out Ranch Mountain Home : Sauna, endless pool, mountain & water views. Add a Studio/Gallery over an expanded 3 car garage and a Landmark Barn. There is a spring-fed pond in the meadow, home to Blue Herons, Canada Geese & Mallard Ducks. You have a slice of heaven to call home. Mountain Home: This South facing beauty is a 3,994 sq. ft. walk-out ranch. Main level has vaulted heavy beams with tongue in groove; aspen ceilings. The finishes include pipe deck railings going both up and down the 2 circular staircases to the lower walk-out and the upper level loft. The home has multi-zone in-floor radiant heat on all three levels and central vacuum. Natural light throughout. There are 3 separate wooden covered decks. One just off the Living Room has an outside log fireplace, with water and mountain views. The back deck is off the mud room, you often come face to face with deer grazing on the hillside. The Main Floor Master suite has a sliding door leading to the third wrap-around deck with views of the mountains, an aspen grove, Gordon Creek & Batterson Lake. There is a welcoming gas fireplace and bench hearth. The 5 piece Luxury Master Bath has a sauna as well. Two walk-in closets are the finishing touches. The lower level has a guest bedroom, with a private door to explore the outside and enjoy the mountain & water views. This level is where you find the indoor in-ground heated 7' x 14' heated endless pool with 4 therapy jets. Meticulously maintained with a new liner and cover. The 954 sq. ft. studio is above the 3 car garage. It too has a large wood deck with stairs and railing leading to the main house. It houses a large storage area, vaulted ceilings, ceiling fans & chandeliers. Natural light throughout, of course the views. The studio has electric radiant heat. Landmark Barn, Corral & Pasture: The 1890 Batterson Barn was listed on the National Register of Historic Places in 2010. Buyers wanting to keep the Barn/Stage Station on the National Register must retain the exterior look. These documents presented upon request. Up to 4 horses allowed on two combined horse lots. 10 acres of sub-irrigated pasture & corals, loafing sheds/open stalls with mangers on both sides. Midwest three portal style barn with 1200 sq. ft. center section for hay & tack. All fencing is 4 rail wood post and dowel. Corral has solar electric top wire. The corral also has a Bar-Bar-A auto waterer; no heat or electricity is required, it never freezes. Two beautiful ranch gates and the National Forest access to miles of riding trails is nearby. Truly a little slice of heaven.



MLS #: 822029

Listing Type: For Sale

Property Type: Barn / Shed

Style: Ranch

Lot Size (acres): 16

Size (square feet): 3994

Year Built: 1999

Additional Out Buildings:

Barn / Stable

Submission Date: 06-09-2017

Last Update: 06-16-2017