

# Mountain Home in Southwest Colorado — Superbly-Crafted with Country-Elegance



- 7,032 sq. ft. exquisitely crafted home – 4 bedrooms; 4 full bathrooms and 2 half-baths; 10-foot ceilings throughout.
- 1,864 Sq. Ft. Guest House – produces significant income via short- and long-term rentals.
- ~41 Acres with Ponderosa, pinyon and juniper.
- 1,200 sq. ft. barn – some utilities.



[Link: Mt. Sneffels Wilderness](#)

[Link: Telluride](#)



- R-BAR-D Ranch offers a harmonious blend of French-country plus American West lifestyle in Ouray County, Colorado. Both the main residence and guest house lie in a sunny 41-acre meadow, affording gorgeous views of: the San Juan Mountains (to south and east); Colorado's Grand Mesa (to north); and gently rising forest land (to west).



Contact: [rbardRanch@rbfai.com](mailto:rbardRanch@rbfai.com)

*R-Bar-D Ranch (Ouray County, Colorado)*

# Main Residence Blends French-Country and American West



Main Master Suite



Balcony off Master Suite



[Link: Grand Mesa National Forest](#)

[Link: Black Canyon of the Gunnison](#)

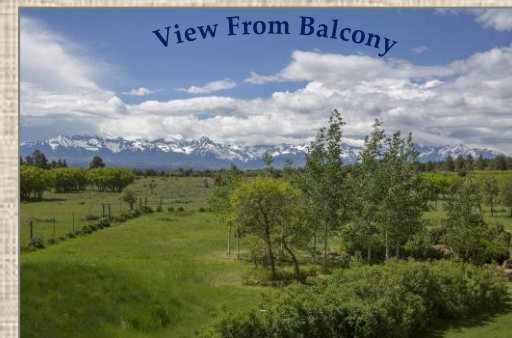
[Link: West Elk Wilderness](#)

*Looking Northeast to Cimarron Range  
and West Elk Wilderness Area*



Master Suite Bath

- Master bedroom at SE/back of house opens onto balcony.
- With comfortable seating for four, balcony is also accessed via beautiful iron spiral staircase from back yard.
- South lawn includes mature lilacs, aspens and hedges of privet, cotoneaster, and woods rose.



View From Balcony

▪ Contact: [rbardRanch@rbfai.com](mailto:rbardRanch@rbfai.com)

*R-Bar-D Ranch (Ouray County, Colorado)*

# *Distinctive Front Entry Welcomes Guests to Foyer, Living & Dining Rooms*



Living Room

- Living room with gas fireplace (convertible to wood).
- Finish carpentry in living and dining rooms includes wainscoting, fine cabinetry, and radius molding.



*Front (North) Side of Main Residence*



Guest Bedroom-1 (Now As Office)



Library (1st Floor)



Dining Room



Guest Powder Room



2nd Master Suite



Guest Bedroom-2

Contact: [rbardRanch@rbfai.com](mailto:rbardRanch@rbfai.com)

*R-Bar-D Ranch (Ouray County, Colorado)*

# Spacious Gourmet Kitchen Opens to Breakfast Room & Family Room



- Kitchen opens into sunny breakfast room. Two sets of French doors lead from breakfast room onto surrounding patio.
- Bay window offers views to lawn and Mt. Sneffels.



- Sub-Zero refrigerator/freezer.
- Thermador dual-fuel range/ovens.
- Italian tile floors.
- Stressed cabinetry with leaded glass.



- View into family room from kitchen.
- Thermador range/ovens set into alcove with designer-tile background, flanked by butler's pantry and walk-in storage room.



▪ Contact: [rbardRanch@rbfai.com](mailto:rbardRanch@rbfai.com)

*R-Bar-D Ranch (Ouray County, Colorado)*

# Family Room Opens Onto Veranda via Three Sets of French Doors

Family Room, Looking to Kitchen



- View from near fireplace, back into kitchen area.
- To left of fireplace is passageway to wet bar with wine storage, marble counter, bar fridge.

Wet Bar, Off Family Room



*Relax by Fireplace with South View to Sneffels Range*

- Yellow oak flooring throughout residence. All 3 fireplaces have marble surrounds and hand-crafted mantles.
- Family room opens to library and leads to staircase and foyer.

Library with South Door



Staircase, Off Foyer and Family Room



Contact: [rbardRanch@rbfai.com](mailto:rbardRanch@rbfai.com)

*R-Bar-D Ranch (Ouray County, Colorado)*

# West Wing of Residence Features Exercise & Entertainment



Exercise Room



Media Room



Bridge Between Wings



*Billiard Room with Coffered Ceiling and Fine Cabinetry*



Finnish Sauna

- Triple windows (by Marvin) at both north and south sides in all three rooms of west wing.
- Window seats with drawers in two of three rooms in west wing.

▪ Contact: [rbardRanch@rbfai.com](mailto:rbardRanch@rbfai.com)

*R-Bar-D Ranch (Ouray County, Colorado)*

# *More Gorgeous Views of, and From, Main Residence*



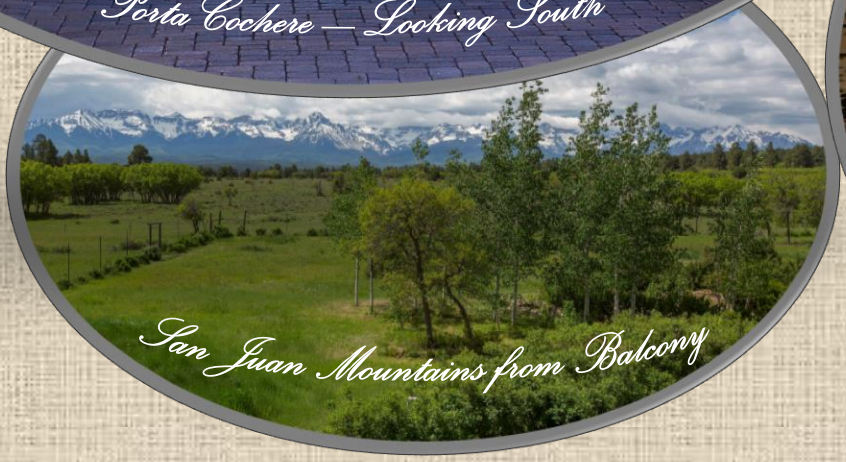
*Porta Cochere — Looking South*



*Modern & Historic Barns*



*Stonehenge Table, Bluegrass Lawn  
and One of Many Lilacs*



*San Juan Mountains from Balcony*

# Beautifully Crafted & Decorated Guest House



*Dining Room & Kitchen*



*Balcony View to Main Residence*



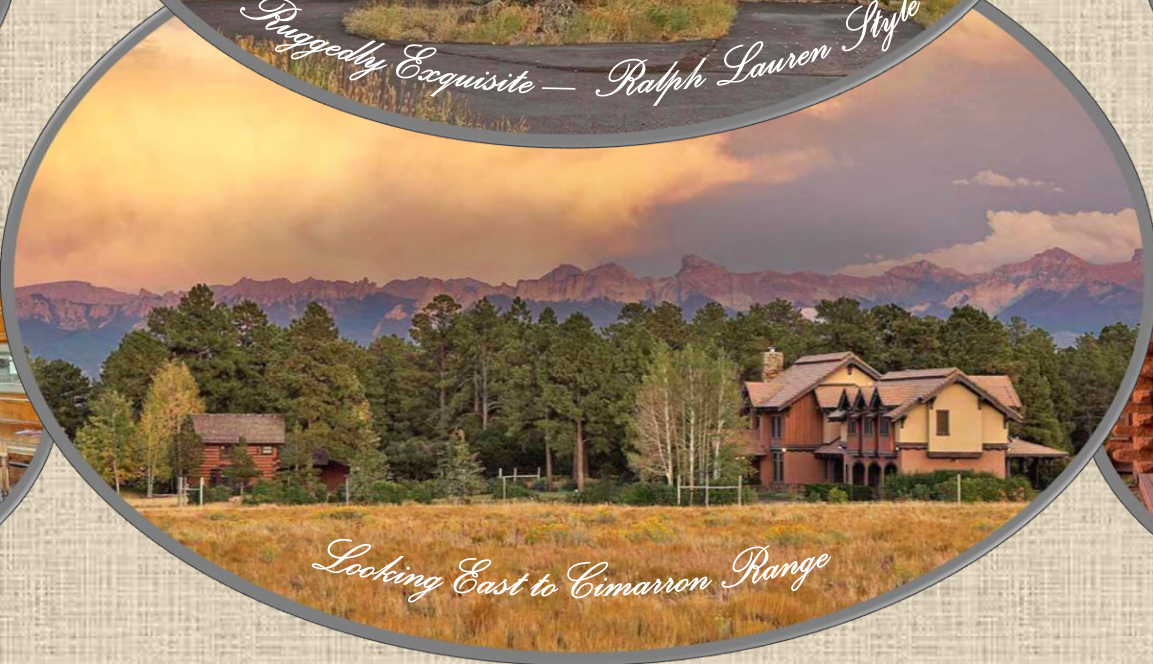
*Ruggedly Exquisite - Ralph Lauren Style*



*Murphy Bed in Front Room*



*Front Sitting Room*



*Looking East to Cimarron Range*



*Exterior South*



*Master Bedroom Suite*



# Facts, Figures & Location

## MAIN RESIDENCE

- 7,032 sq. ft. custom-built estate home
- 4 bedrooms, including 2 ensuite master bedrooms
- 4 bathrooms accented with marble
- 2 half-baths
- 10-foot ceilings with crown molding
- Custom cabinets and built-ins throughout
- Hardwood, tile and carpeted floors
- Radiant in-floor heating fueled by natural gas (13 zones)
- 3 gas fireplaces, each convertible to wood-burning
- Chef's kitchen with duel-fuel Thermador professional stove/oven
- Butler's pantry (off kitchen)
- Walk-in storage pantry (off kitchen)
- Breakfast room with mountain view bay windows
- 5 pairs French doors, opening onto patios at south side of home
- Formal dining room with elegant chandelier
- Formal living room with gas fireplace
- Family room with gas fireplace
- Elegant light-bathed library with floor-to-ceiling bookshelves
- Wet bar with wine storage, fridge and R/O water
- Designed with a comfortable flow for elegant entertaining
- Master bedroom with fireplace and mountain-view balcony
- Master bath with double sinks, soaking tub, shower and walk-in closet
- Second master bedroom with bay window and balcony access
- Elegant second master bath with double sinks, soaking tub and shower
- Two additional bedrooms with shared Jack-and-Jill bath
- 2<sup>nd</sup> floor laundry area with space for sewing or craft room
- Architecturally appealing bridge connects east and west wings
- Game/media room with built-in surround sound
- Billiards room
- Exercise room with Finnish sauna
- 3-car oversized, heated garage with workbenches
- Mechanical and server/computer room
- Selected furnishings are negotiable

## HISTORIC LOG GUEST HOUSE

- 1,864 sq. ft. plus large mountain-view deck
- Spacious living room with woodstove and Murphy bed
- Full bath and laundry room on main level
- Nicely sized kitchen with dining room and sitting area
- Private master bedroom with ensuite bathroom and balcony
- Substantial rental cash flow (VRBO); 100% 5-star guest reviews
- Most furnishings are included
- High-efficiency gas furnace
- Security system integrated with Main Residence
- Separate (from Main Residence) septic system
- Separate (from Main Residence) gas and electric meters

## LINKS TO RELATED CONTENT

- [View \*this\* document as PowerPoint Slide Show.](#) \*\*
- [View larger set of photos as PowerPoint Slide Show.](#) \*\*
- [View Guest House listing on Vrbo.](#)
- [View YouTube video showing \*Escarpment Trail\*, minutes from Guest House.](#)
- [View YouTube video showing \*Gardens of R-Bar-D Ranch\*.](#)

\*\* Large file size – may require several minutes to download.

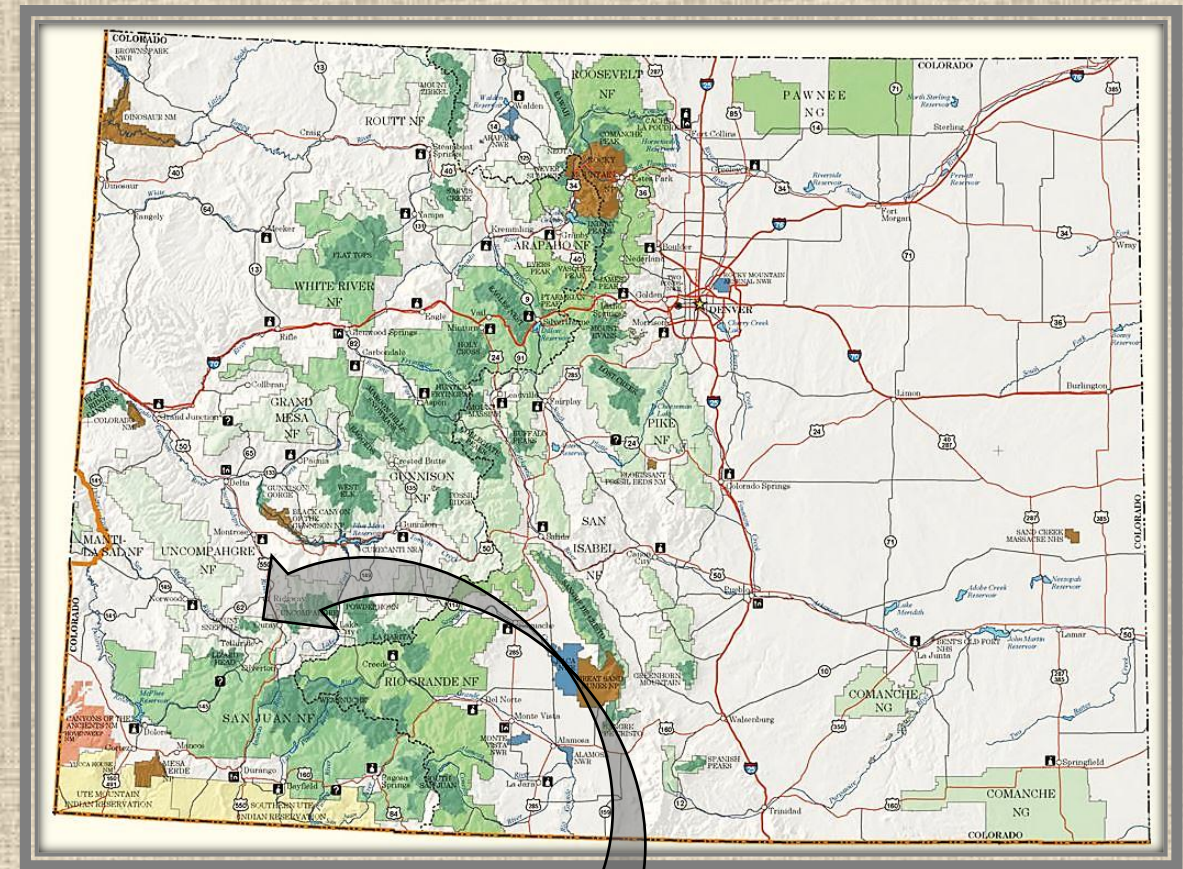
CONTINUED ON NEXT PAGE...

## ADDITIONAL FEATURES

- Property includes approximately 41 acres
- Paved access, via County-maintained roads, to main entry
- Electronic security entry gate
- Cat-5 and cable wiring throughout Main Residence
- 30'x40' barn with electric, phone and seasonal water
- All structures connected by paved driveways
- Excellent producing well
- Log rail and barbless-wire fences
- No HOA or restrictive covenants
- 10 minutes to Historic Ridgway; 20 minutes to Ouray Hot Springs
- 40 minutes to Montrose for shopping, services and airport
- 45 minutes to skiing and festivals in Telluride
- Lightening protection system at Main Residence

## FINANCIAL & OTHER

- Property is now available for purchase; showing by appointment only
- Contact owner directly at R-Bar-D Real Estate – [rbardRanch@rbfai.com](mailto:rbardRanch@rbfai.com)
- Brokers – owner will execute a 1-time listing to protect your showing
- Replacement-cost insurance valuation (via Chubb, Sep. 2020) – \$4,100,000
- Pricing – open for discussion with qualified buyer
- Seller finance – may take back note up to \$500,000 for qualified buyer
- Guest House rental operation produces about \$50,000 annual cash flow
- Main Residence – some furnishings available for separate purchase
- Guest House – most, but not all, furnishings included with purchase



Ouray County, Colorado