



ASPEN VALLEY RANCH

*World-Class Western Living Only
Minutes from Aspen Core*

Nestled less than 10 miles from the center of Aspen and 8.3 miles from the Aspen Airport lies a ranch compound of uncommon exclusivity: Aspen Valley Ranch. This legendary property encompasses 813 acres of majestic mountain terrain set behind a guard-gated entry, mere minutes from Aspen's bustling core. Aspen Valley Ranch's acreage consists of eight custom homes, resort-style amenities, access to outdoor recreation, as well as full infrastructure with irrigation, water treatment facility and extensive water rights.

At Aspen Valley Ranch, you'll find a refined interpretation of western ranch-style living, complete with the finest amenities and accommodations that you would expect from a world-class resort. It offers the best of both worlds: unbridled luxury and Colorado adventure.





RANCH HOUSE

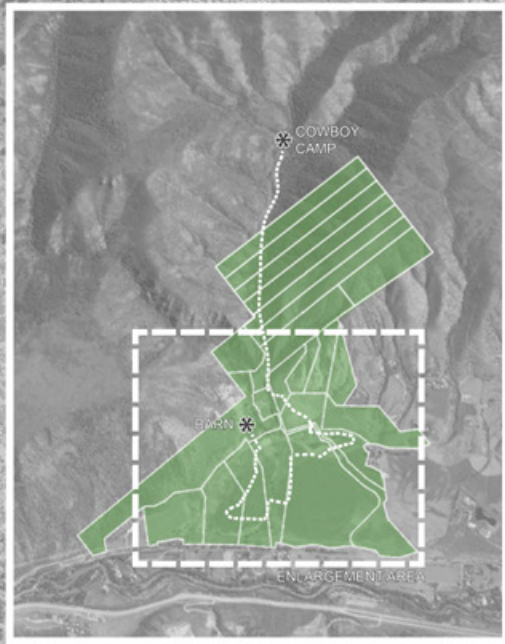
CELEBRATING THE ASPEN LIFESTYLE

Aspen Valley Ranch pays homage to its legacy as a family ranch with world-class recreation and amenities that all generations can enjoy. Over 13,900 square feet of common facilities include the Ranch House, a Gym/Pool House, Historic Barn with game room and equipment garage and an 8-stall horse barn. Designed by Michael Fuller Architects, these facilities express a ranch modern design narrative and are all equipped with state-of-the-art technology controlled by Savant system.

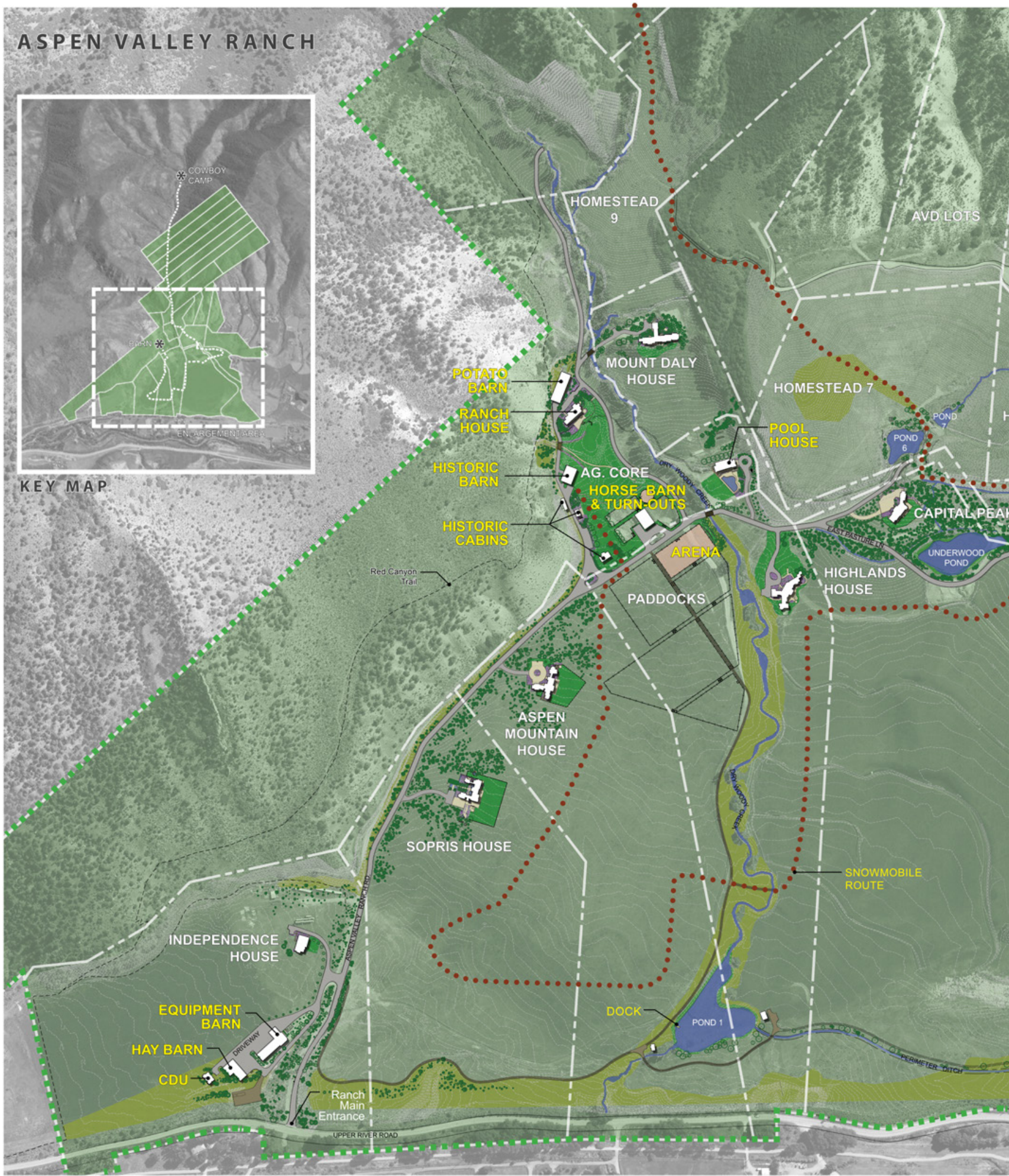
Aspen Valley Ranch also offers year-round outdoor recreation, including over 220 acres of flat usable pasture land for riding and a pond with a dock for swimming, fishing, and launching stand-up paddleboards. Winding throughout the property, there are miles of recreational trail where you can snowmobile and cross country ski in the winter or go dirt biking, mountain biking, four-wheeling, and horseback riding in the summer.



ASPEN VALLEY RANCH



KEY MAP





RANCH ACREAGE

813 Acres

RECREATIONAL

Ranch/Club House:

3,500 sq. ft.

Gym/Pool House:

2,500 sq. ft.

25 yard pool

Historic Barn:

Game Room - 2,000 sq. ft.

Toy Garage - 2,000 sq. ft.

Horse Barn:

8 Stalls

Equipment Barn and Hay Barn

6,534 sq. ft. plus 4,165 sq. ft. Hay Barn

Combined: 13,900 sq. ft.

RESIDENTIAL

Independence House:

2,084 sq. ft. | 3 bed/3 bath

Plus 2 bed/2 bath plus 998 sq. ft. CDU

Designed by Poss Architecture

Sopris House:

5,709 sq. ft. | 5 bed/5.5 bath

Designed by Poss Architecture

Aspen Mountain House:

5,554 sq. ft. | 5 bed/5.5 bath

Designed by Poss Architecture

Highlands House:

5,461 sq. ft. | 4 bed/4.5 bath

Designed by Michael Fuller

Capital Peak House:

5,750 sq. ft. | 5 bed/5.5 bath

Designed by Poss Architecture

Mount Daly House:

6,780 sq. ft. | 4 bed/4.5 bath

Designed by Michael Fuller

Historic Cabin:

1,992 sq. ft. | 2 bed/2 bath

Combined:

34,397 existing sq. ft.

31 bed, 31 baths, 5 - 1/2 baths

ADDITIONAL DEVELOPMENT ENTITLEMENT

Approximately 80,000 sq. ft. across 6 lots

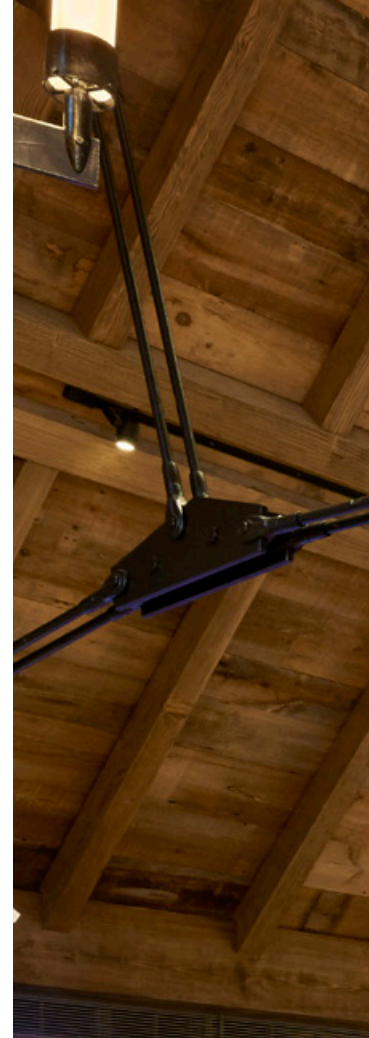




RANCH HOUSE

Spanning 3,500 square feet, the Ranch House is the centerpiece of the Aspen Valley Ranch community – a place where residents can gather. This building features a dining room for up to 14 people, commercial kitchen, multiple entertainment areas, open theater, wine room, Steinway Spirio Player Piano, wood and gas burning 12-foot-wide fireplace, tongue and groove rift white oak throughout, two half baths, full exterior kitchen, large covered patios, exterior gas fireplace with built-in benches.





HISTORIC BARN

An ode to Colorado's western past, the Historic Barn offers an additional 2,000 square feet of entertaining space. Inside, there is a game room with five arcade games, air hockey, foosball, skee ball, ping-pong table, pool table and an 8-person bar. Wide planked engineered white oak floors and reclaimed barn wood throughout capture the mountain style.







HISTORIC BARN - GARAGE

A 2,000 square-foot garage in the Historic Barn also houses four snow-mobiles, eight four-wheelers, one Polaris RZR and four dirt bikes, as well as 2 full bathrooms upstairs and a powder room downstairs.





GYM/POOL HOUSE

The 2,500 square-foot state-of-the-art Gym/Pool House unites a 25-yard pool, steam room, full weight room, his and her full locker rooms with showers and 12 lockers each, hot tub concealed by a retractable floor and a drink station/wet bar all under one roof.









HORSE BARN

An equestrian's dream – the Horse Barn includes eight horse stalls, one wash bay, tack room, feed room, 60-foot round pen and a 125-foot x 230-foot exterior riding arena.



WORLD-CLASS LIVING

Built and designed with uncompromising local craftsmanship and detail, eight luxury homes totaling approximately 34,397 square feet have been thoughtfully placed on the Ranch to maximize both privacy and views.



ASPEN MOUNTAIN HOUSE

Poss Architecture + Planning also designed this homestead to be expansive with 5,554 square feet of living space, 5 bedrooms and 5.5 baths. Expansive sliding glass doors create the ultimate inside/outside ambiance by framing rustic views of open pastures and mature cottonwoods.



HIGHLANDS HOUSE

Michael Fuller Architects designed this 4-bedroom, 4.5-bath home with an elongated floorplan spread across 5,461 square feet and vaulted ceilings in every room. The ranch-style home overlooks the pasture and creek.

SOPRIS HOUSE

This homestead unites 5 bedrooms and 5.5 baths in 5,709 square feet, as envisioned by Poss Architecture + Planning. Articulated by an ornate internal courtyard, this home is defined by pasture, vegetable garden, water features on all sides and Independence Pass views.





CAPITAL PEAK HOUSE

The views from the house are among the ranch's most dynamic, thanks to its elevation. Expect to find dramatic scenes of waterfall, pond and cottonwoods with the red canyons in the background in the 5,750 square-foot, 5-bedroom and 5.5-bath residence designed by Poss Architecture + Planning.





MOUNT DALY HOUSE

Cross a bridge over the Red Canyon Creek to arrive at the largest home located on the site of the former Aspen Valley Ranch Ranch, offering some of the best Elk Mountain range views. This Michael Fuller-designed home rests on the valley floor at the confluence of two mountains and encompasses 6,780 square feet, 4 bedrooms, 4.5-baths and a barn. Shrouded by mature cottonwoods to the west and nestled into the hillside to the east with expansive views that feel as if they are yours alone to enjoy, the residence makes the most of its ultra-private location.









WATER & INFRASTRUCTURE

Aspen Valley Ranch has its own water treatment facility onsite that pulls water from wells at the base of the ranch, pumps it up to a 160,000-gallon tank and then gravity-feeds it to the Ranch. The property's vast water rights are supplied by Salvation Ditch and Waco Ditch, with seasonal runoff from the Dry Woody Creek ditch and Red Canyon.

Full infrastructure is in place on the property, ranging from one gig of dedicated Internet speed to a complete irrigation system for the lower plateau.





All information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. All measurements are approximate. Photography includes: David O. Marlow Photography, Draper White Photography, Chris Little Photography, Aubree Dallas Photography, Mountain Home Photo, Brent Moss Photography, Blake Marvin Photography

