



# Storm Mountain Ranch

Proof that Mother Nature does indeed play favorites...





# OVERVIEW

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- 6 Bedrooms and 7.5 Bathrooms  
(His and Hers in primary bathroom)
- Square Feet: 11,248 Living Area  
(per appraiser)
- Garage: Main - 1618 SQ. FT.  
Detached - 895 SQ. FT.
- Year Built: 2009  
Three years to construct
- Updated Interior - 2020-2022
- Acres: 70
- Architect: Joe Patrick Robbins
- Builder: Joe Gillaspie
- Furnished, Turnkey
- Designer: Rumor Designs
- Smart Home - Cloud 9
- Listing Price : \$15,850,000



[www.StormMountainRanchHome.com](http://www.StormMountainRanchHome.com)

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# FEATURES

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- Private streamside setting
- Towering pine and aspen trees
- Scenic paved access
- Beautiful brick paver driveway
- Regular wildlife sightings
- Hiking and biking trails accessed directly from the home
- Architectural masterpiece
- Immaculately cared for home and property
- Spacious, thoughtful floor plan
- Tranquil main level master suite - private, convenient, stunning
- Generous sized main level office with hand crafted built-in cabinetry
- Efficient main level laundry room
- Expansive outdoor creekside living areas
- Beautifully landscaped backyard stone patio





# FEATURES

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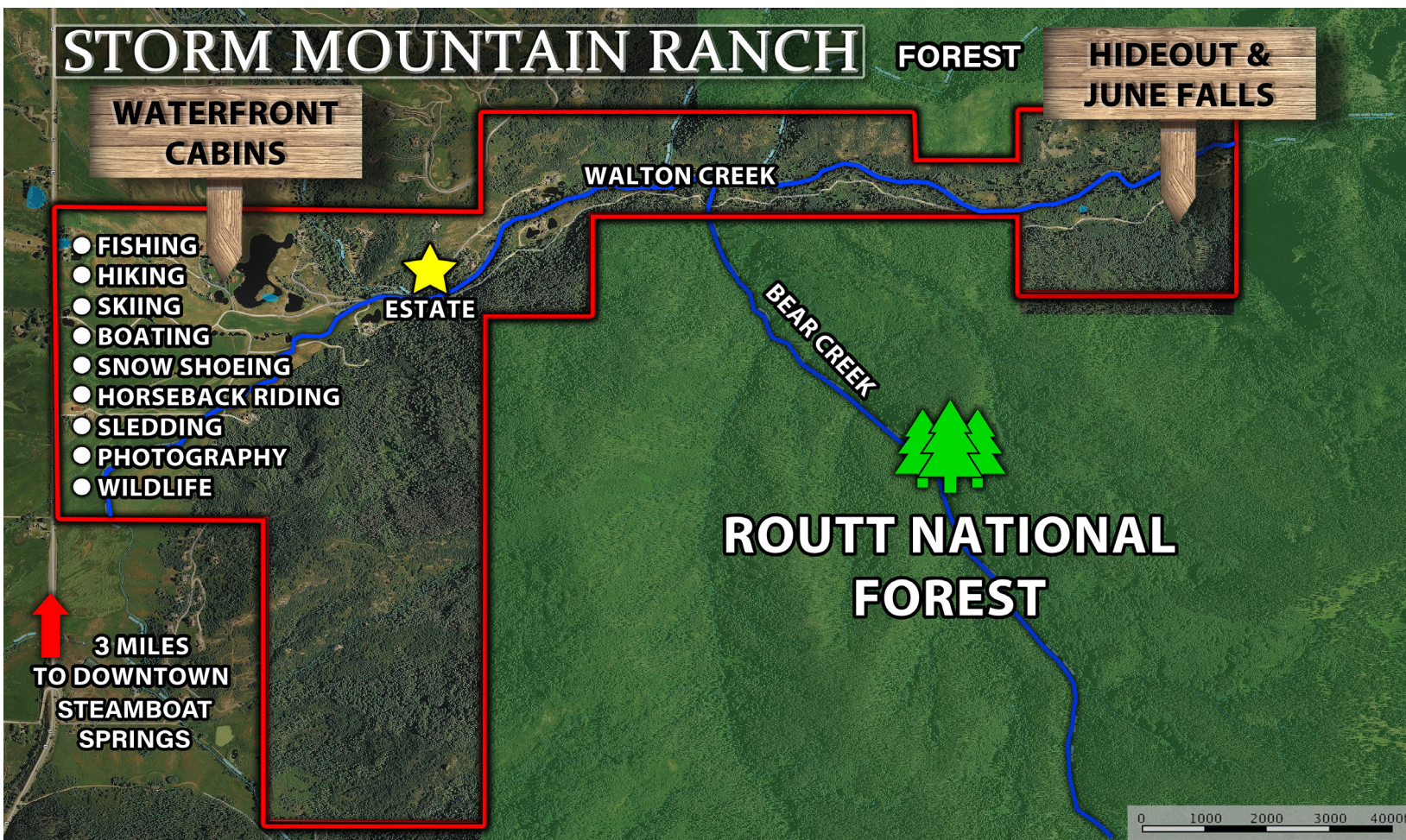
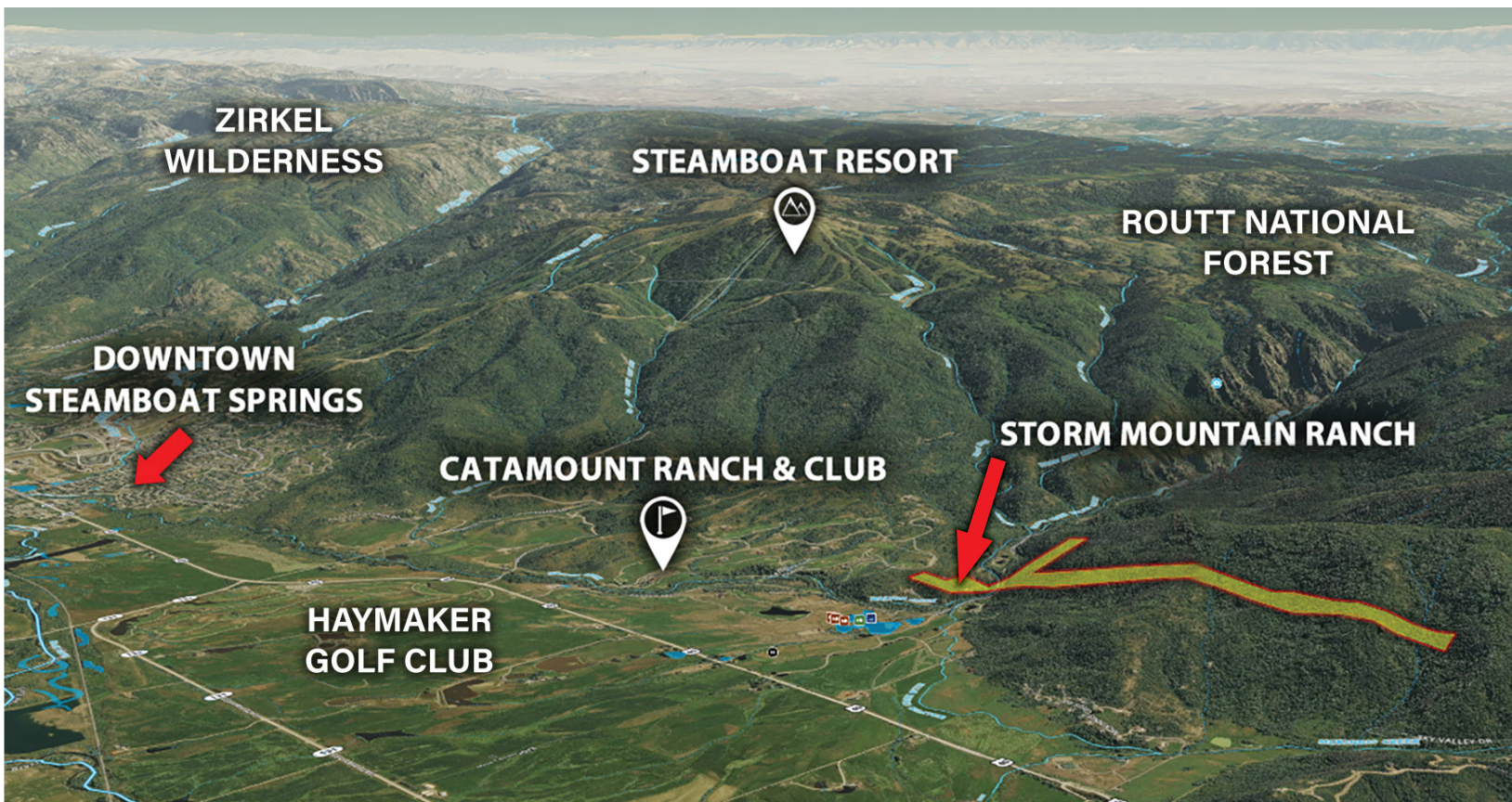
- Detached multipurpose "Toy Garage"
- Carefully selected naturally warm design elements and finishes
- Impressive exterior with stone, steel, massive beams, and natural boulders
- Six separate stone hearth-style fireplaces
- Reclaimed rustic oak floors and new custom light fixtures and cabinetry
- Luxury entertaining chef style kitchen with William Ohs cabinetry
- Adjustable and programmable heated tile floors in the primary bathroom
- Screened porch with wood-burning fireplace overlooking the forest and creek
- Custom plaster and post and beam accents throughout
- Cabinetry custom-built by a master craftsman, Rich Tucker
- Air conditioned main and upper floors
- Central vacuum system and three-story elevator shaft
- Energy-efficient geothermal heating/cooling system and water conditioning system
- Gallegos dry stack stone wall exterior
- Point Five Triple Pane windows
- Two laundry rooms and a wine cellar with custom glass doors
- New top of the line Lutron smart home system
- All new LED lighting system, including 175 new lights and fixtures
- Bright sunny interior freshly repainted throughout
- New epoxy flooring and sturdy organizer wall systems throughout both garages





# LOCATION

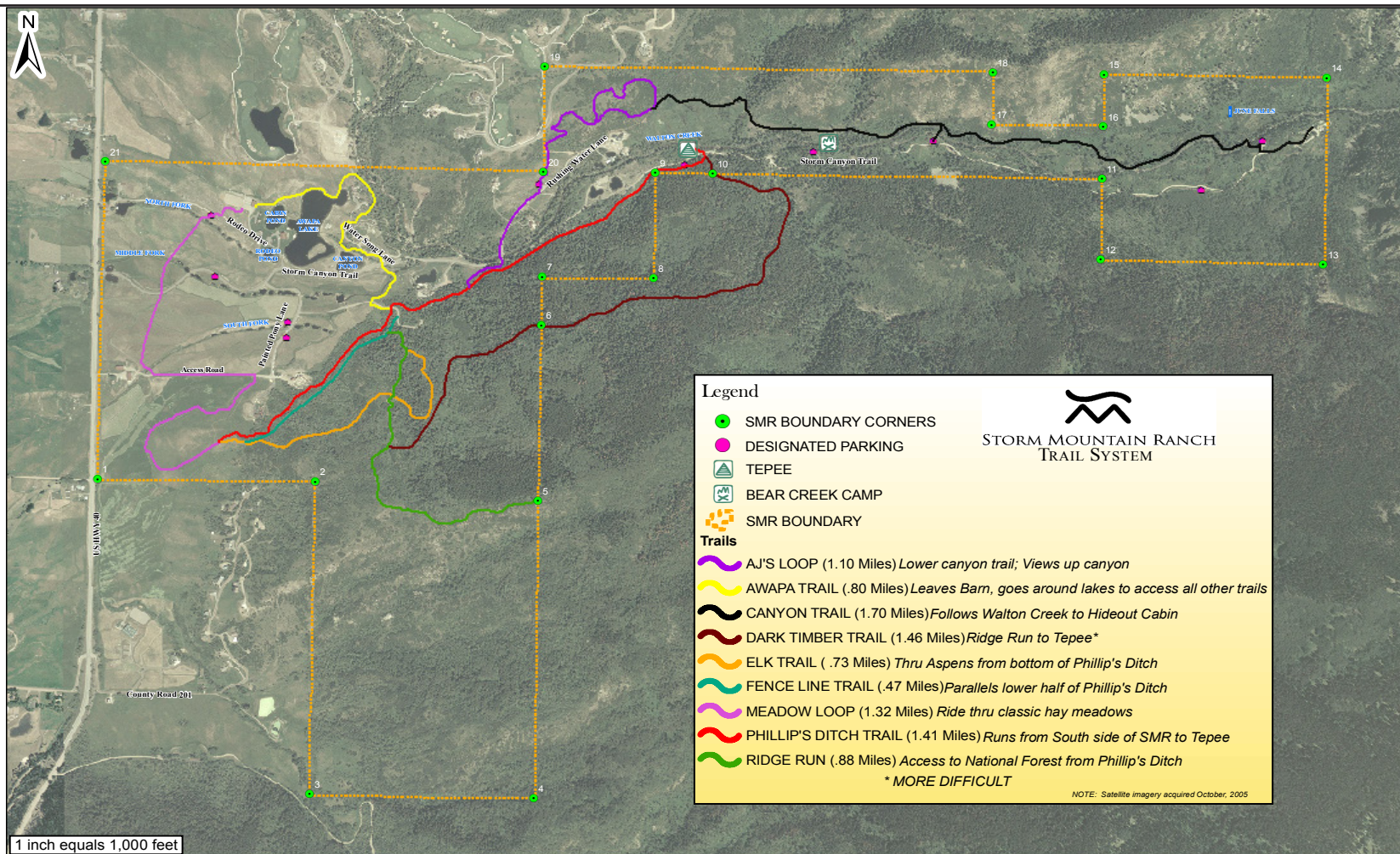
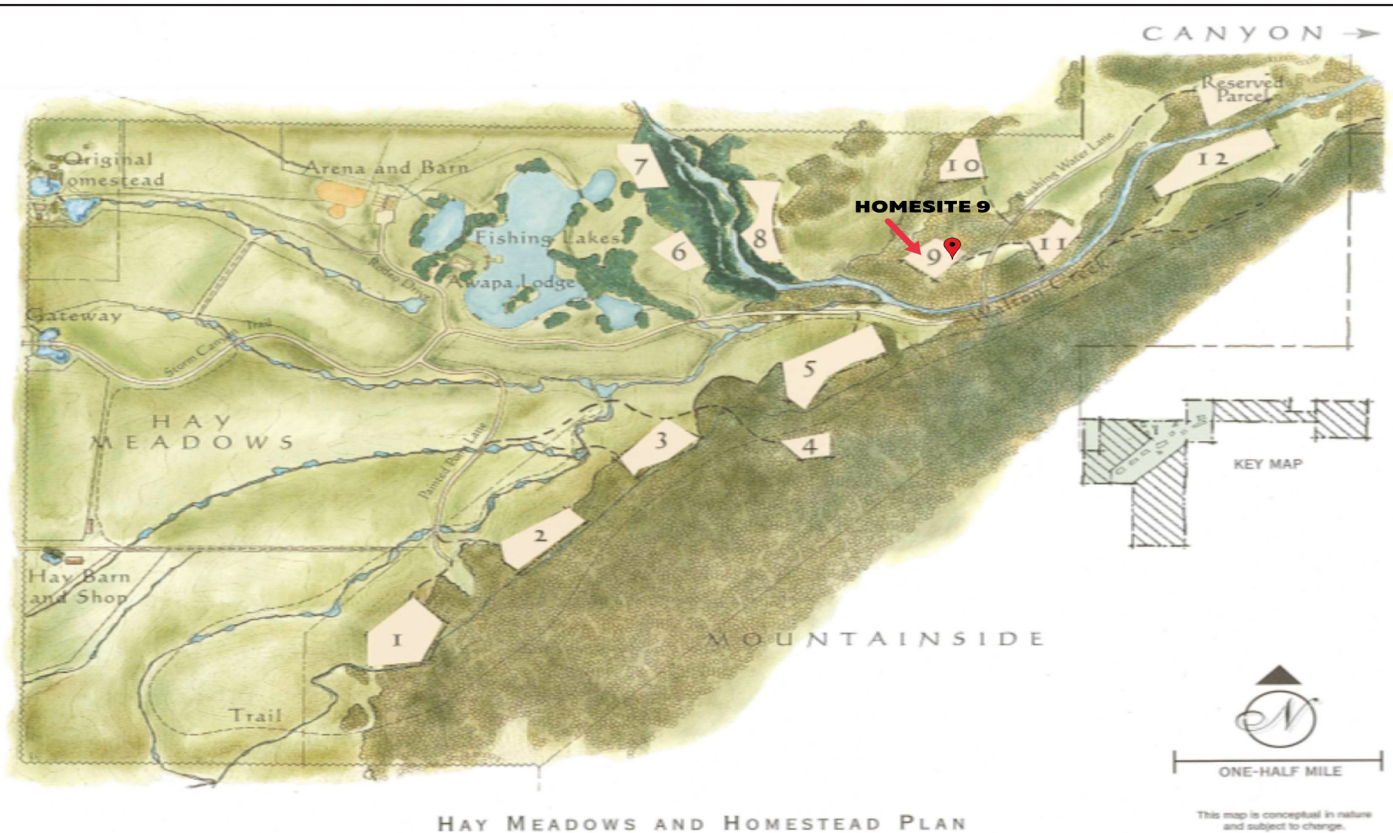
33550 RUSHING WATER LANE, STEAMBOAT SPRINGS, CO





# LOCATION

33550 RUSHING WATER LANE, STEAMBOAT SPRINGS, CO



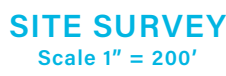


The floor plan is divided into three main levels, each with a total area calculation:

- Upper Level:** 2107.87 sf. This level includes a large rectangular area with dimensions such as 11.77', 34', 2.5', 9.73', 2.5', 4', 18.27', 14', 14', 2.5', 6.5', 3.5', 14.73', 3.98', and 35.5'. It also features a yellow-shaded area labeled "OTB -120.00 sf" with dimensions 8', 6', 6', 7.97', and 8'.
- Main Level:** 5192.31 sf. This level includes a "Master Office" (9.04' x 13.46'), a "Living Rm" (11.31' x 20.97'), a "Kitchen" (16' x 6.06'), and a "Wood Deck" (26.5' x 26.5'). It also features a yellow-shaded area labeled "OTB -120.00 sf" with dimensions 8', 15.00', and 8.97'. A red outline indicates the "Upper Level Outline".
- Walkout Level:** 4187.77 sf. This level includes a "Mech. Rm" (13.46' x 9.7') and a "Rec. Rm" (11.31' x 20.97'). It also features a yellow-shaded area labeled "OTB -120.00 sf" with dimensions 8', 15.00', and 8.97'.

Other dimensions and areas shown include a "Garage" (1610.64 sf) and a "Wood Deck" (810.12 sf).







# RANCH AMENITIES

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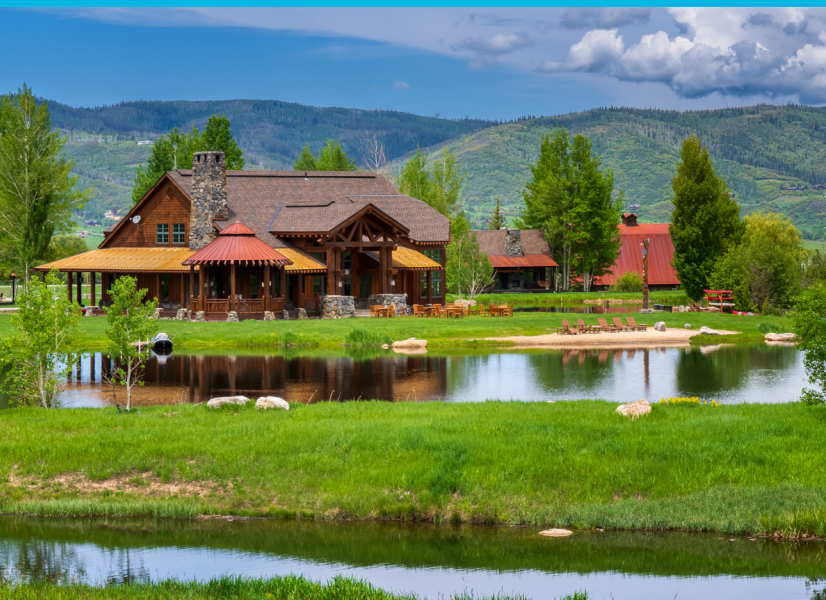
- Privately gated community ranch community
- Acres: 1,063
- Homesites: 14 total (low density, 12 finished homes, 2 vacant lots)
- Featured highlights: Fishing ponds and streams, exclusive and private June Falls Waterfall, equestrian pastures, hay meadows, private gated entry, gorgeous views of the Steamboat Ski Area, Walton Creek Canyon, and the South Valley

## CO-OWNED LODGING AMENITIES:

- The Hideout Cabin at June Falls (Sleeps 8)
- Awapa Lodge, Fully Equipped to Entertain Larger Functions (Base Camp)
- Waterfront Lake Cabins - 4 Individual Cabins, Sleeps 4-6

## ACTIVITIES WITHIN THE RANCH BOUNDARIES:

- Horse riding, biking, and hiking on miles of private trails
- Boating on the private lake
- Sand beaches on the shores of the private lake
- Fly fishing in Orvis-approved streams, Walton Creek, and private lake
- Snowshoeing, cross-country skiing and alpine touring skiing
- Tubing on the sledding hill
- Adventures to the base of scenic June Falls and the surrounding forest
- Wildlife viewing
- Over 5 miles of adjacency to National Forest, for endless exploring





# WATER AND WILDLIFE

Storm Mountain Ranch is a nature lover's dream, where wildlife and water take center stage. Nestled within its 1,063 acres of pristine land, only a fraction of which is impacted by human habitation, the ranch is a sanctuary for a diverse array of species. From squirrels and fox to the majestic moose and elk. The mountainside and canyon are teeming with life.

The ranch's commitment to wildlife conservation is evident in its carefully managed conservation areas, which have been designated to increase wildlife carrying capacity. As you hike through the picturesque landscape, you're likely to spot a variety of creatures, including black bears, golden and bald eagles, as well as the elusive trout in the hollows of the creek. The ranch has safeguarded vital habitats. The ranch is surrounded by national forest for miles (3 sides) where a good hike will have you exploring deep into the forest.

Water is an extraordinary treasure in the arid West, and Storm Mountain Ranch is blessed with an abundance of it. This "live water," cascading over rocks and glistening under the sun, is a lifeline for both wildlife and humans alike. Lakes and ponds dot the hay meadows, inviting boating, wading, and fishing for sizable trout that thrive in these tranquil waters. The ranch's network of waterways, including Walton Ditch and Phillips Ditch, weave through the landscape like a strand of pearls, breathing life into every corner.

Embracing its deep connection with water, Storm Mountain Ranch has become a haven for resident

anglers. The ranch has developed a fishing empire, creating and maintaining ideal habitats for trout. Whether you prefer the creek, the ponds, the lakes, or the meandering irrigation ditches, you'll have ample opportunities to cast your line and reel in these prized fish. Awapa Lodge, surrounded by water on three sides, stands as a testament to the ranch's commitment to fishing, offering a place to tie flies, share fishing stories, and enjoy the camaraderie of fellow enthusiasts.

Within this natural oasis, the Awapa Lodge is a gathering place that embodies the spirit of Storm Mountain Ranch. Its rustic charm, with its wood-and-stone architecture, serves as a gateway to unforgettable experiences. As you relax in the Great Room, warmed by the massive stone fireplace, you'll have the opportunity to connect with friends, neighbors, and family, forging bonds amidst the beauty of nature. The lodge's expansive wooden decks beckon you to soak in the stunning surroundings, where lush green grass meets the water's edge.

At Storm Mountain Ranch, wildlife and water intertwine harmoniously, creating a haven where nature thrives. With its commitment to wildlife conservation, abundance of water resources, and a deep appreciation for the delicate balance of ecosystems, the ranch offers a unique opportunity to immerse yourself in the wonders of the natural world. Prepare to be captivated by the diverse wildlife, enchanted by the soothing sounds of water, and inspired by the extraordinary beauty that surrounds you at every turn.





# ABOUT STEAMBOAT

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## STORM MOUNTAIN RANCH IS JUST 3 PAVED MILES TO BEAUTIFUL STEAMBOAT SPRINGS, "SKI TOWN USA."

Steamboat Springs is known as "Ski Town USA" with a rich skiing culture and a high number of winter Olympians.

The Steamboat Ski Area offers exceptional ski conditions with abundant annual snowfall and renowned "champagne powder."

The ski area features over 3,600 feet of vertical drop, 140 trails, and nearly 3,000 acres of diverse skiing terrain for all skill levels.

Steamboat Resort has recently embarked on a \$200 million investment to shape the future of the resort and enhance the Steamboat experience. With plans for après ski amenities, new dining and entertainment options, additional lodging, a ski beach, an ice rink, new lifts, and expanded terrain, this ambitious undertaking will establish Steamboat as one of the world's premier ski destinations for years to come and the second largest resort in Colorado.

Howelsen Hill, nearby, offers additional winter activities such as ski jumps, night skiing, snowboarding, cross-country skiing, and ice-skating and more.

Steamboat Springs is not just about skiing, but also a resource for everyday needs and luxuries with Western outfitters, sports shops, bookstores, music stores, and over 60 dining options.

Living in Storm Mountain Ranch provides convenient access to both the deep wilderness and the amenities of Steamboat Springs.

Steamboat Springs serves as the central community for the working ranches in the Yampa Valley and maintains its Western charm with ranching traditions and rodeos.

The town embraces arts and culture, hosting events and festivals throughout the year, including the Strings in the Mountains Festival of Music.

UC Health in Steamboat offers comprehensive medical care.

Steamboat Springs has multiple airport options, including a municipal airport and the Yampa Valley Regional Airport, providing access for both general and commercial flights with 6 airlines and direct winter flights to 16 cities. The town is also well-connected to major highways, facilitating travel to Denver, Ft. Collins, and Vail.

