

# CALLICOTTE RANCH

CARBONDALE, COLORADO 81623

\$115,000 OR MORE |



View Online: <http://www.callicotteranchhomesites.com>  
For Instant Photos: Text 330608 To 415-877-1411



## ABOUT

Set on a hillside of dramatic terrain punctuated with pinion pine and deep rolling meadows is Callicotte Ranch, a collection of premier homesites that exemplify Colorado living at its best. Callicotte Ranch preserves the natural beauty of the original homestead and conserves 40 acres of open space. Homesites are private and highlight unobstructed views of Mount Sopris. A perfect location within the Roaring Fork Valley, Callicotte is just minutes to Aspen, Carbondale and Glenwood Springs.

Dense foliage offers protection to wildlife including deer, elk, and fowl that inhabit the property. A park and pavilion with a wood-burning fireplace, outdoor barbeque area and pond offer residents an exclusive location for parties, family reunions or gatherings. Quality architecture, stone work and accents highlight entrances and signage throughout the ranch.

Here, enjoy an unparalleled lifestyle. Convenient to skiing on four of Colorado's finest mou...



## AGENT INFORMATION

### Rod and Sarah Woelfle

P: (970) 404-3882 (r)  
M: (970) 319-9583 (s)  
rod@masonmorse.com  
www.masonmorse.com



### Coldwell Banker Mason Morse

727 East Valley Road  
Basalt, Colorado 81621

□ □

Disclaimer: All information deemed reliable but not guaranteed.