

Six Eagles Haven

- 6,036 sq.ft. main building, stucco exterior and two solar panels
- Double-pane Jeld-Wen windows with screens throughout
- Fully furnished including four full-size refrigerator/freezers (washer/dryer excluded in the sell contract)
- 50+ acres divided into three lots with two wells. One lot permitted for three houses (only one existing structure - developer opportunity)
- Mesa County Conditional Use Permit (CUP) for 14 overnight guest and unlimited private road access
- Direct Eagles Way driveway access plus two additional access easements at SE and NW corners of property
- Fire house including pump, power and fire hose with 3,000 gallons of stored water in two 1,500 gallon cisterns
- Additional 1,200 gallon cistern providing water to main building from second well
- 20x40 foot (800 sq.ft.) steel I-beam framed barn with four horse stalls and attached outdoor goat pin (power and water available at the barn)
- Four 16 foot-long horse hitching poles
- Four trails on property mapped using All Trails
- Two 200 amp electrical drops to the house
- Two Sunny Boy inverters connected to two solar panels on the roof
- Two Weil-McLain boilers; one for the Triangle Tube Smart tankless water heater, one for base board heaters
- Rooftop evaporative cooler
- Two level, approximately 1,000 sq.ft., rear composite deck
- Two level, approximately 650 sq.ft., front composite deck
- Pond with 45 water shares (1 share = 1 acre foot)
- Adventure ropes course and zipline with equipment for 14 guests and 3 staff
- 240V outdoor power for spa connection
- 1/2 acre "Tree of Life" labyrinth

Marketing

- AirBNB Super host
- Member of the global Legacy Labyrinth Project
- Lodging listing on Powderhorn Ski Resort's website
- Officially featured in the 2020/2021 Guide to the Top Retreat Venues Around the World



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