

PROPERTY FEATURES:

2802 BIG BEAR DRIVE
SEDALIA, COLORADO



PROPERTY OVERVIEW

- Secluded on 17 acres, with mountains views and a peaceful setting, in a highly coveted neighborhood.
- Beautiful custom residence with main-floor living, heated garage, and outdoor living spaces
- 2,500 square foot heated barn/shop with separate apartment
- Asphalt circular driveway has been resurfaced and sealed; separate driveway to outbuilding
- Equestrian community
- Convenient location to I-25 and Hwy 105
- 2023 Taxes: \$12,563
- HOA Dues: \$2,568 annually
- Porte-cochère entry with wood and wrought-iron double front door
- Recently enhanced with a spacious executive office with a Lopi® gas stove
- Great room with gas fireplace, floor-to-ceiling stone and wood mantel, large picture windows with mountain views, 2-story ceiling, and French door to deck
- Living room with wood-burning stove, mountain views, and access to deck
- Mud room connects to the kitchen pantry plus laundry room with storage and desk
- Powder room features hand-papered walls

RESIDENCE

- Square footage: 6,387 total, 6,138 finished, 3,894 above, 2,493 below
- 4 Beds: main-floor primary, 2 up, 1 basement
- 5 Baths: main floor primary and powder, ¾ Jack-and-Jill upstairs, ¾ and powder basement

Kitchen

- Thermador® gas range with 6-burners with griddle, double ovens, and range hood
- KitchenAid appliances: dishwasher, fridge, trash compactor

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Visit for more information:
www.2802BigBear.com



Kitchen (cont.)

- Large center island with seating and copper detailing
- Granite counters
- Enormous walk-in pantry
- Eat-in area and adjacent dining room
- Under cabinet lighting

Primary Suite

- Gas fireplace with floor-to-ceiling stone
- Large walk-in closet with organization system
- 5-piece bathroom with heated floors, frameless shower, and freestanding tub

BASEMENT

- Walk-out rec room and wet bar with full fridge
- Theater room with projector and screen
- Built-in reading nook and workout area
- Office/craft room with walk-in closet - could be additional bedroom

Miscellaneous

- Security system with fire – ADT
- Whole house water softener

- Radon system
- Two septic systems, house and outbuilding shower, and freestanding tub

GARAGE

- Heated 3-car, oversized
- Workshop with built-in storage
- Utility sink
- Two exterior access doors

OUTDOORS

- Rear lower patio, deck, and front patio
- Fully-fenced backyard
- Fenced dog run
- Mature trees and landscaping

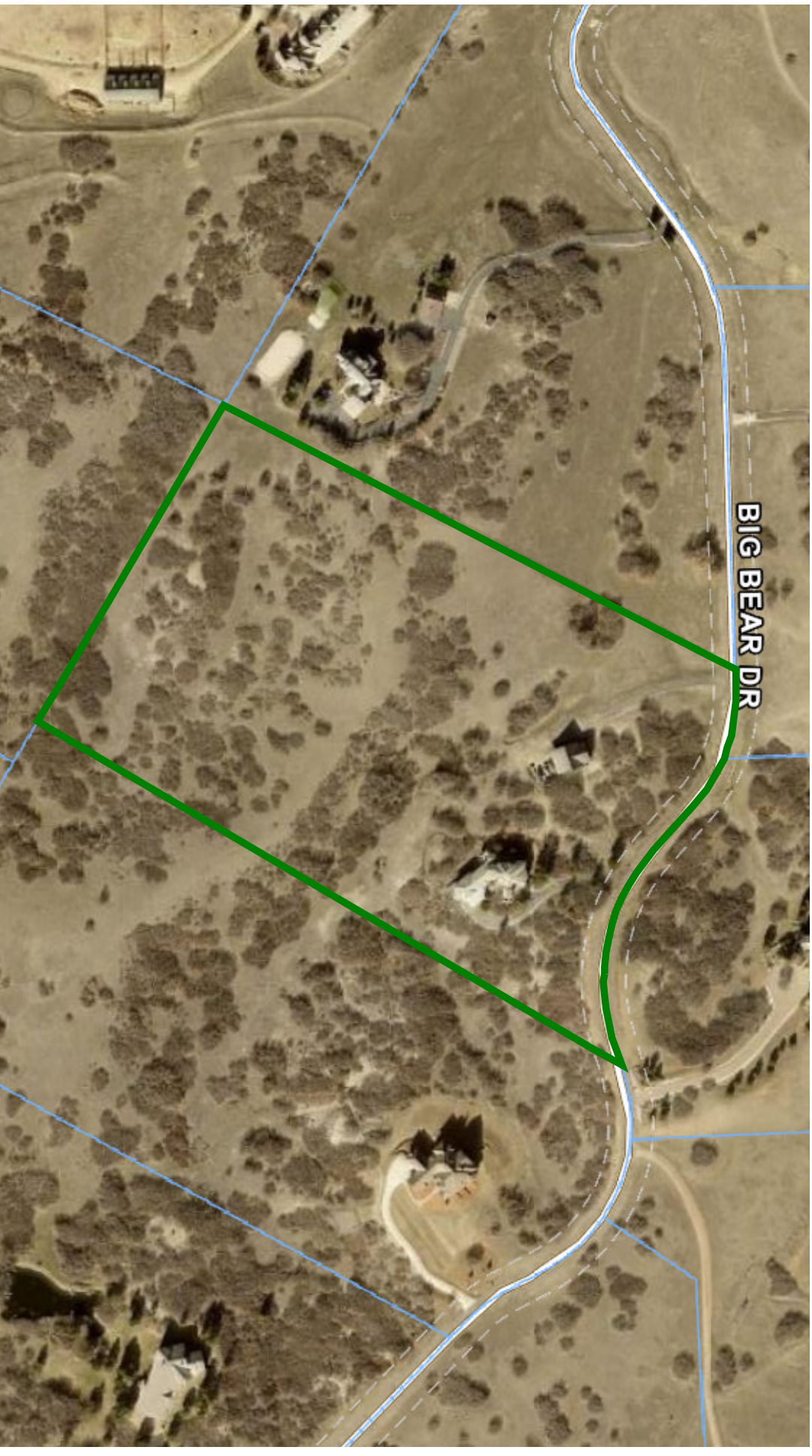
BARN

- 2,500 square feet, two story
- Heated
- 2 overhead doors, 12' & 14'
- 3-stalls barn
- Finished with beautiful wood paneling
- ½ bath and utility sink
- Upper apartment with kitchenette, sitting/sleeping area, and 3/4 bathroom

BOUNDARY OUTLINE MAP

stucygroup

2802 BIG BEAR DRIVE | SEDALIA, COLORADO | 17.50 ACRES



*Property map is a visualization for marketing purposes only. Buyer should verify property boundaries.