

Callicotte Ranch: Lot Descriptions

CALLICOTTE RANCH LOT DESCRIPTIONS

Lot:	Size:	Features & Description:	Status:
Lot 1	4.022 AC	Welcome to Callicotte Ranch! Lot 1 is situated just inside the exquisite gated entry, adjacent to a 10 Acre Open Space Park featuring the development's 30' X 30' covered pavillion which includes a four-sided indoor fireplace, outdoor firepit, and large water feature. Lot 1 is surrounded by open space, includes a meadow and is bordered by trees.	Available
Lot 2	5.315 AC	A very private lot, Lot 2 is nestled in the northwest corner and backs up to a densely vegetated hillside. This lot has a magnificent unobstructed view of Mt. Sopris, the valley, and the pavillion & water feature. This is a lot with attractive features, great views, and a large buildable area.	Available
Lot 3	4.213 AC	Like Lot 2, Lot 3 is a premier lot. It has magnificent views of Mt. Sopris, the valley, the exquisite entry and the pavillion & water feature. A fabulous lot with plenty of open space, easy site access, and a large buildable area, Lot 3 is ready for your new custom home.	Available
Lot 4	3.764 AC	Lot 4 is a uniquely situated lot, accessible either by Meadow Lane, Callicotte Ranch Drive or Pinyon Lane Cul-De-Sac giving the owner many build opportunities. Situated on a gently rolling hillside, located across from the pavillion & water feature and in direct sight line of the exquisite entry, this lot boasts approximately 50 feet of vertical gain and enjoys an impressive view corridor overlooking the adjacent 10 Acre Open Space Park.	Available
Lot 5	3.066 AC	Lot 5 is one of the development's most secluded lots. Situated on the Pinyon Lane Cul-De-Sac (which only serves Lots 4, 5, and 6), Lot 5 is fully treed and lends itself to privacy within an exclusive community. Lot 5 is situated to enjoy tremendous views of Mt. Sopris and the adjacent valley.	Available
Lot 6	4.696 AC	Lot 6 is situated just across from the southern border of the development's water feature with a view of the pavillion to the north and Mt. Sopris to the southeast. The lot is accessible from Callicotte Ranch Drive and Pinyon Lane. The lot is heavily treed adjacent to an open space tract on its southern boundary. The gently rolling topography lends itself to numerous build opportunities.	Available
Lot 7	6.590 AC	Lot 7 is nestled in the trees at the end of the Pinyon Lane Cul-De-Sac. A very private lot with an amazing view corridor, Lot 7 is one of the development's most secluded lots. Dense trees provide for a serene homesite, situated among the pines, backing to a lush hillside.	Sold

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Lot 8	9.284 AC	Lot 8, the largest lot, is situated on the western border of the development off of Callicotte Ranch Drive. Lot 8 is characterized by its size and shape; large, long and narrow. Lot 8 contains the most secluded building site in the development; its building envelope sits to the rear of the lot, providing ample opportunity for a long driveway and a true mountain getaway tucked back among the 100 year-old Pinyon Pines.	Available
Lot 9	4.513 AC	Lot 9 is situated near the northern entrance adjacent to the 10 Acre Open Space Park. On top of a rolling hill, this treed lot overlooks the pavillion & pond and has a very large building envelope with numerous homesite possibilities; this lot also enjoys fantastic views of Mt. Sopris.	Sold
Lot 10	5.132 AC	Lot 10 is located on the eastern border adjacent to a 2 Acre Open Space and CR 103. Sitting atop a gentle hill at the end of Callicotte Lane, this large lot has beautiful views of Mt. Sopris and the adjacent valley. With user-friendly topography and a very large building envelope, this lot is prime for a sprawling homesite.	Sold
Lot 11	3.947 AC	Lot 11 is a very private lot. Located on Callicotte Ranch Drive, Lot 11 is densely covered with beautiful trees and shrubs. With undulating topography, Lot 11 has unique character accompanying its view corridor. This lot is prime to view Mt. Sopris and beautiful western sunsets over the adjacent hills.	Available
Lot 12	4.711 AC	Lot 12 is located in the center of the development on a gently sloping hillside. Lot 12 is accessible via Sopris Lane or Callicotte Ranch Drive with amazing views of Mt. Sopris and our amazing Colorado sunsets. This lot also provides an opportunity for an extended driveway allowing for privacy and seclusion.	Available
Lot 13	4.245 AC	Lot 13 rests in the center of the development on a beautiful gently sloping hillside. The advantageous position of this lot's building envelope provides for magnificent views of Mt. Sopris, while still enjoying the privacy provided by abundant vegetation.	Available
Lot 14	4.366 AC	Lot 14 is located just inside the southern entrance on the north side of Sopris Lane. The topography of Lot 14 lends itself to fantastic views of Mt. Sopris due to its location and very large building envelope. Lot 14 enjoys a generous coverage of pine trees and is situated to take full advantage of all valley views as well as our beautiful Colorado sunsets.	Sold
Lot 15	4.004 AC	Lot 15, just inside the southern entrance to the community, is a large, gently rolling lot with an attractive building envelope and an excellent view corridor of Mt. Sopris. This lot is easily accessible off of CR 103 and boasts one of the best unobstructed view corridors in all of Missouri Heights.	Available

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Lot 16	3.291 AC	Lots 16 & 17 are nestled just inside the southern entrance on the south side of Sopris Lane. Both lots are well established with ample vegetation and slope gently downward from front to back. Both lots enjoy unrestricted view corridors and have large building envelopes.	Available
Lot 17	2.594 AC	Lots 16 & 17 are nestled just inside the southern entrance on the south side of Sopris Lane. Both lots are well established with ample vegetation and slope gently downward from front to back. Both lots enjoy unrestricted view corridors and have large building envelopes.	Available
Lot 18	2.627 AC	Lot 18 is located in the center of the development and is bordered by Sopris Lane to the north & west and Callicotte Ranch Drive to the south. This lovely lot is gently sloped from north to south, well covered with trees, and takes full advantage of all view corridors with its large building envelope.	Available
Lot 19	2.647 AC	Lot 19, located in the center of the development, is situated to take full advantage of Mt. Sopris views. Lot 19 is bordered by Callicotte Ranch Drive to the west and Sopris Lane to the east. A relatively flat and inviting lot, this lot is ideal for situating your mountain home to capture breath-taking views.	Sold
Lot 20	4.122 AC	Lot 20 is located on the western side of the development nestled between Callicotte Ranch Drive and 4.7 acres of open space. Dense tree cover and a gently sloping hillside makes this lot ideal for a private mountain getaway.	Available
Lot 21	4.035 AC	Lot 21, situated on the western side of the development, is nestled among Lots 20, 22, 23, and 4.7 acres of open space. It is thickly forested and magnificent, offering great topography and lots of privacy.	Available
Lot 22	4.108 AC	Lot 22 is accessible on three sides from Callicotte Ranch Drive, as well as Sopris Lane with an excellent view corridor. This lot has wonderful tree coverage, stunning views, and ample accessibility. The building envelope is large, giving you more freedom when choosing where to build your mountain retreat.	Available
Lot 23	3.037 AC	Lots 23, 24, 25 and 26 comprise the stunning 'southwestern border' lots. All four lots are characterized by ample tree coverage, amazing direct-facing views of Mt. Sopris and a gently sloping hillside to the rear. These gorgeous lots have a unique setting and an extensive view corridor.	Available
Lot 24	3.031 AC	Lots 23, 24, 25 and 26 comprise the stunning 'southwestern border' lots. All four lots are characterized by ample tree coverage, amazing direct-facing views of Mt. Sopris and a gently sloping hillside to the rear. These gorgeous lots have a unique setting and an extensive view corridor.	Available

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Lot 25	4.158 AC	Lots 23, 24, 25 and 26 comprise the stunning 'southwestern border' lots. All four lots are characterized by ample tree coverage, amazing direct-facing views of Mt. Sopris and a gently sloping hillside to the rear. These gorgeous lots have a unique setting and an extensive view corridor.			Available
Lot 26	4.342 AC	Lots 23, 24, 25 and 26 comprise the stunning 'southwestern border' lots. All four lots are characterized by ample tree coverage, amazing direct-facing views of Mt. Sopris and a gently sloping hillside to the rear. These gorgeous lots have a unique setting and an extensive view corridor.			Available
Lot 27	3.997 AC	Lot 27 is uniquely situated with the rear of the lot sloping downward toward CR 103 creating a special feel in addition to its dense tree coverage. This lot is situated in the Cul-De-Sac on Callicotte Ranch Drive, on the Southwest side of the development; an outstanding lot in an exceptional development.			Available
Lot 28	5.084 AC	Lot 28, like 27, is uniquely situated with the rear of the lot sloping downward toward CR 103. It is bounded by 3.2 acres of Open Space to the east and has absolutely breath-taking unobstructed views of the entire valley including Redstone and Mt. Sopris; a one-of-a-kind lot in an exceptional development.			Available