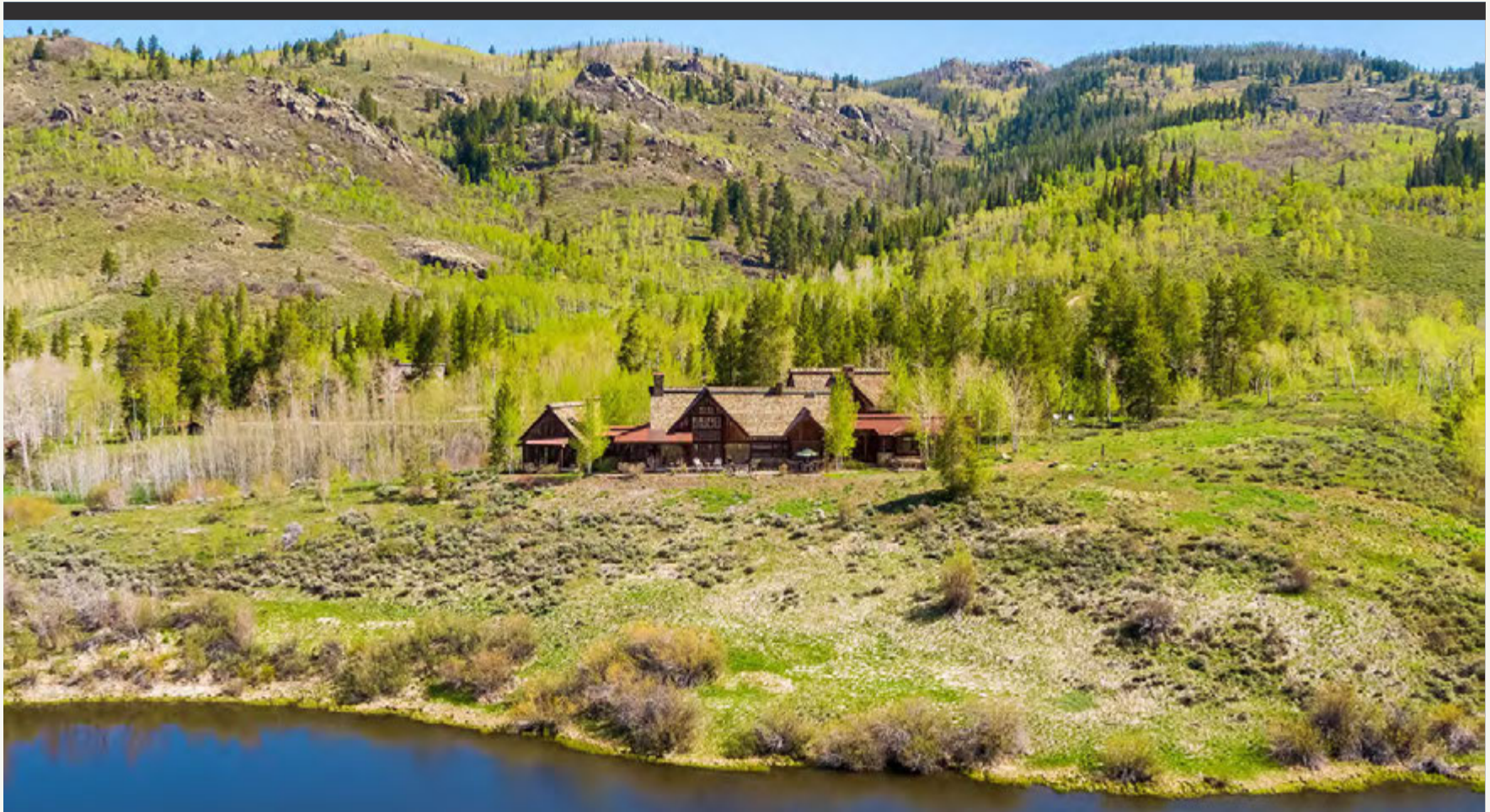


17850 COUNTY ROAD 16
OAK CREEK
colorado

EMMA LAKE RANCH

Steamboat

Sotheby's
INTERNATIONAL REALTY





Bordered on 3 sides by Routt National Forest...

just below Lynx Pass sits Emma Lake Ranch, an exquisite 5,200+ sq. ft. rustic estate and caretaker home on 154+ acres. The ranch, featured in Architectural Digest, boasts reclaimed lumber throughout with luxury finishes giving it an old-world feel. The main residence includes 5 bedrooms & 7 bathrooms with unmatched custom craftsmanship. The large floor-to-ceiling picture windows allow for spectacular panoramic views of the surrounding mountains and Emma Lake.



EXPLORING THE HOME

The open floor plan includes a spacious great room, gourmet kitchen with custom cabinetry, dining area with handcrafted chandeliers, office, family room, and a large walk-out deck to enjoy evenings by the lake. The quaint 2 bedroom caretaker residence was built with the same architectural theme. Morrison Creek flows through the property and Emma Lake offers private fishing for the owner. Recreational opportunities abound with world-class fishing and hunting out the back door.

5 EN-SUITE BEDROOMS
5 FULL BATHS 2 HALF BATHS
2-CAR HEATED GARAGE
2 BEDROOM CARETAKER HOME

6,776 TOTAL SQ FT
154.77 ACRES

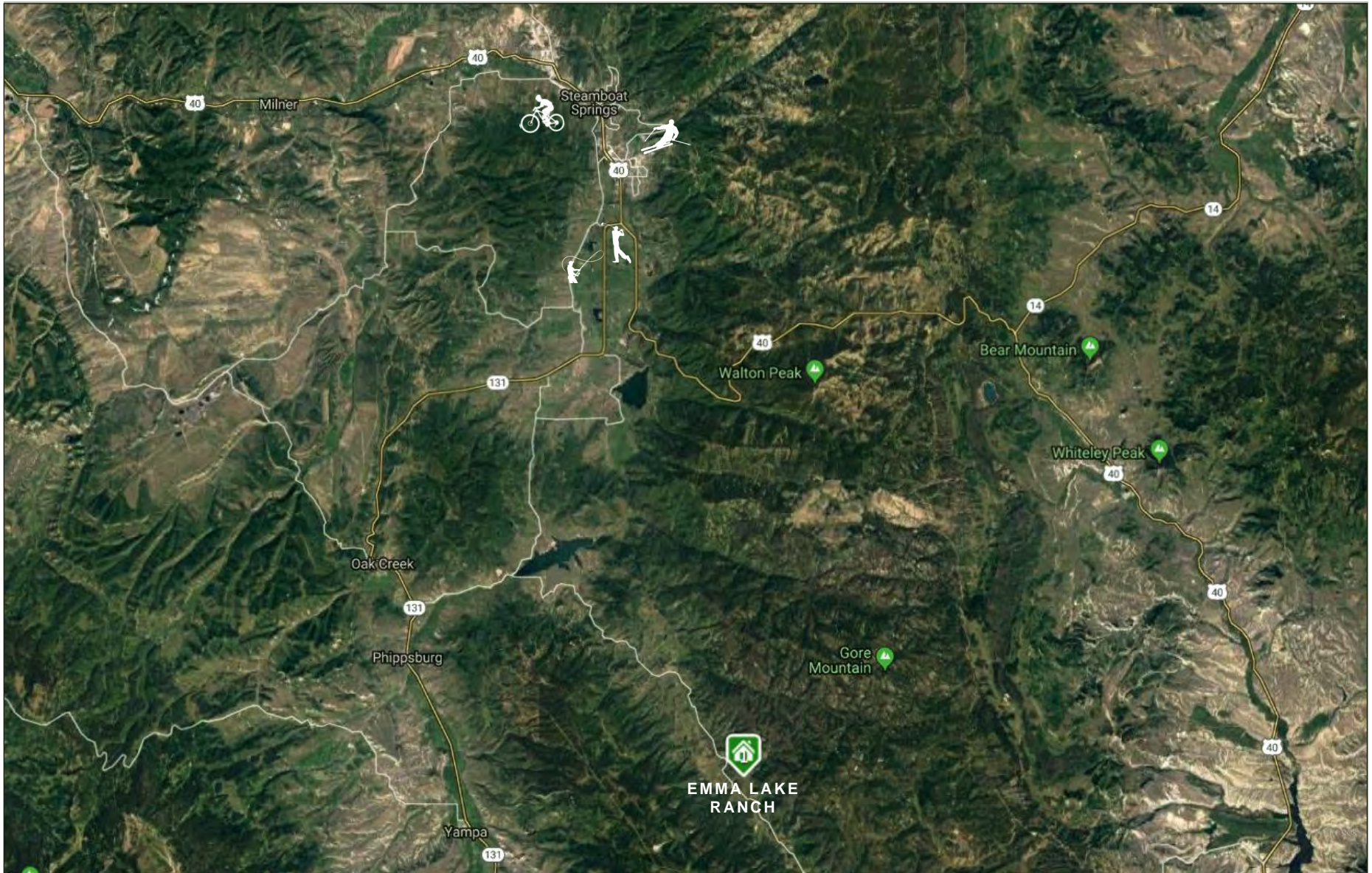
\$5,600,000 #4269000

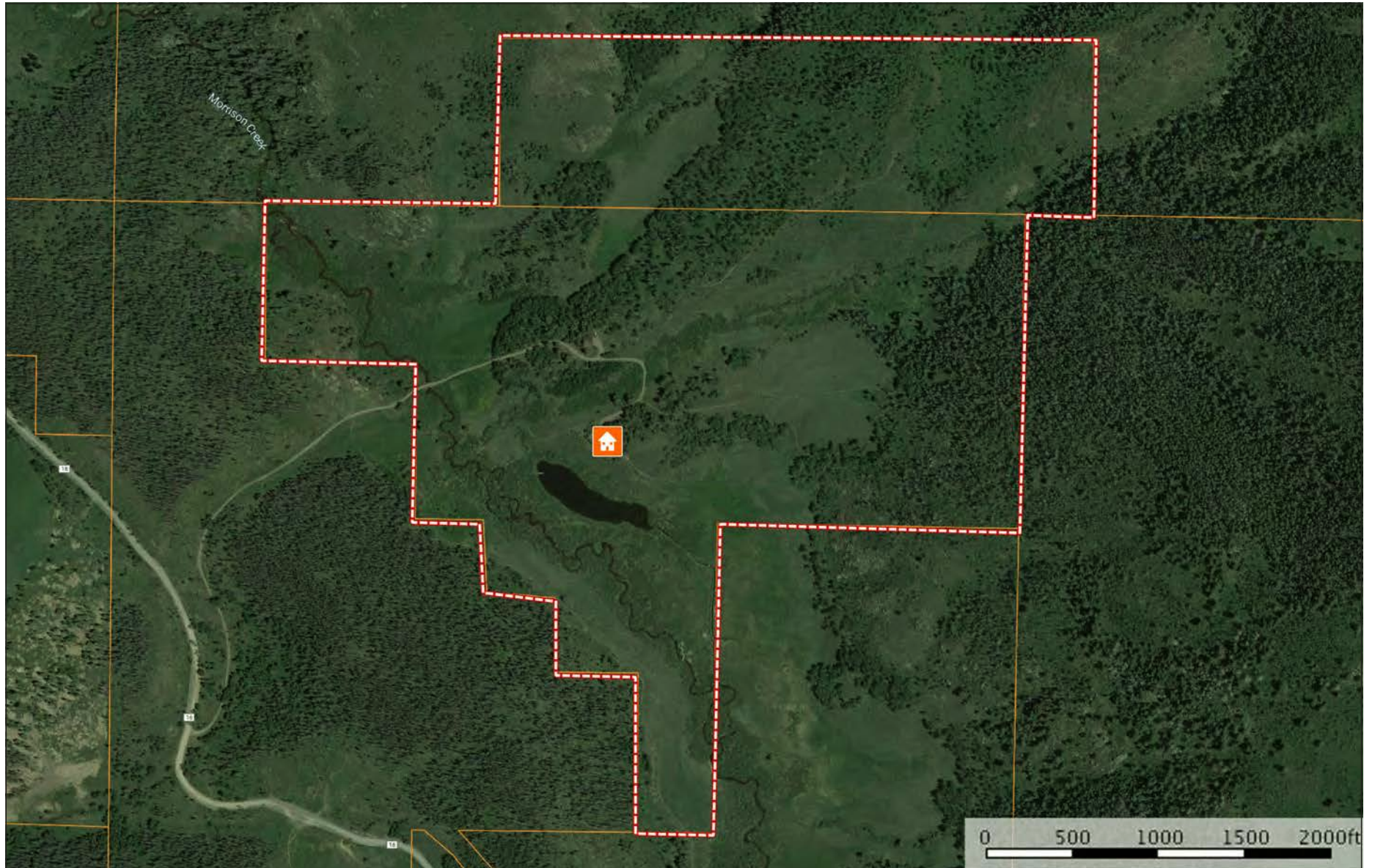
EmmaLakeRanch.com

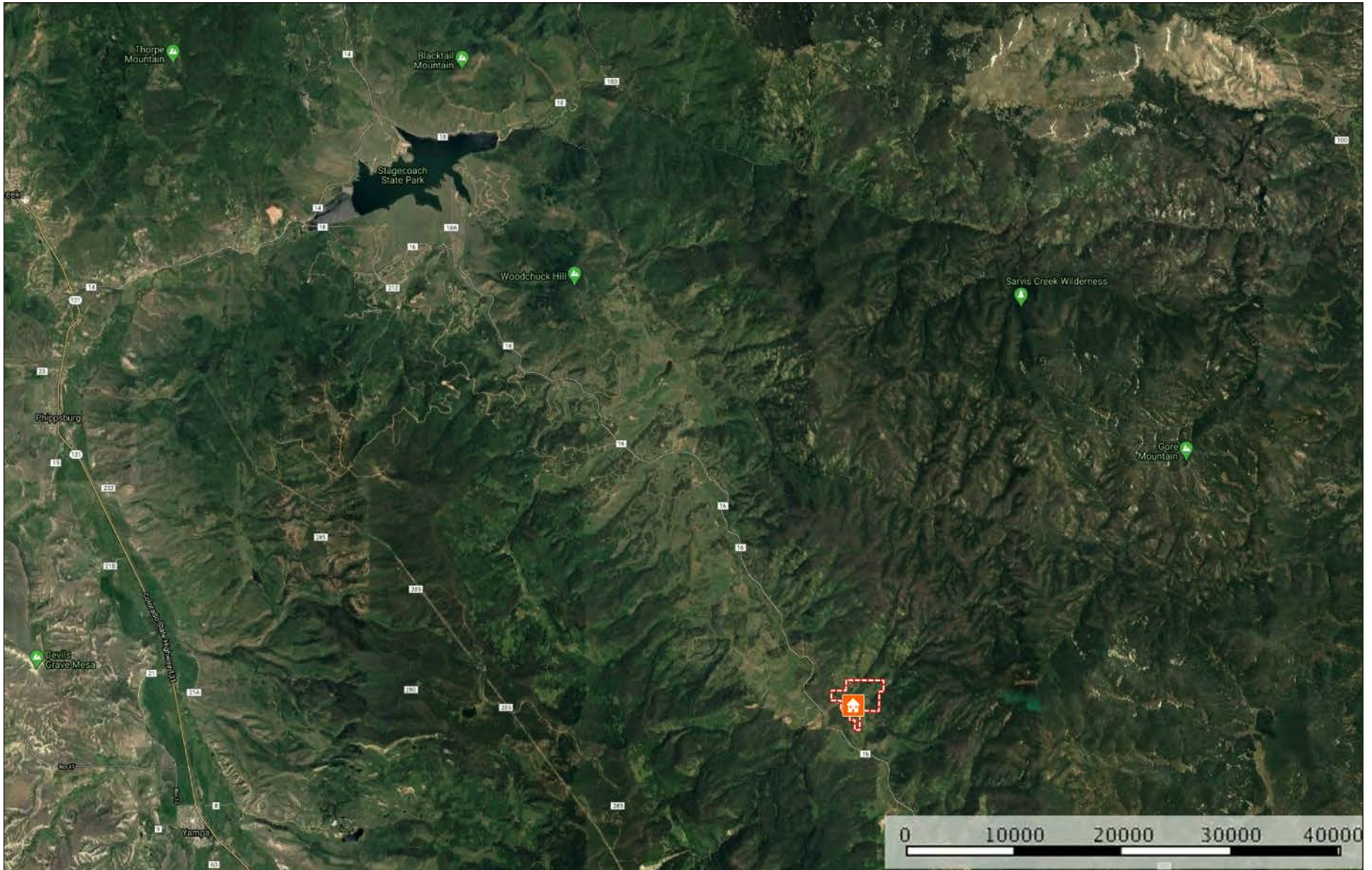


EMMA LAKE
RANCH

LOCATION









EMMA LAKE
RANCH

PHOTOS



















CARETAKER HOME

EMMA LAKE
RANCH

MLS INFORMATION

**17850 County Road 16
Oak Creek, CO 80467**

County: **Routt**
 Locale:
 Community:
 Buyer Tour Region:
 Development: **No Defined Development**



MLS#: **4269000**
 List Date: **06/13/19**
 Status Conditions: **None Known**
 Has HOA: **No**
 INV Blackout Ends:
 Title Company: **Title Company**
 Financial Terms: **Cash, Conventional,**
 Earnest \$: **280000, Title Company**
 Seller Type: **Individual**
 Legal Desc: **SEC 6-2-83 LOTS 2,3,8 & NE4SE4NW4, E2SE4SE4NW4, NE4NW4SE4NW4 AND SEC 31-3-83 LOTS 16 & 17 (TA 50=45.49 & TA 61=109.28 TOTAL: 154.77 AC**

Status: **Active**
 List Price: **\$5,600,000**
 Original Price: **\$5,600,000**
 Tax ID: **R6143730**
 Taxes: **\$8,455 (2018)**

Type: **Detached Single Family**
 Architecture: **Rustic Contemporary**
 Builder Name: **Gary Cogswell**
 Heat Fuel: **Hot Water, Propane**
 Heat Type: **Radiant**
 Cooling: **Ceiling Fan**
 Other HVAC: **Propane Water Heater**
 Construction: **Frame**
 Exterior: **Stone, Wood Siding**
 Roofing: **Metal, Wood**

Style: **2 Story**
 Year Built: **2000**

Total Beds:	5	Upper Sqft:	1,000	PSF Above Grade:	\$1,065.04
Total Baths:	7	Main Sqft:	4,258	PSF Total:	\$826.45
Full Baths:	5	Lower Sqft:		PSF Finished:	\$1,065.04
3/4 Baths:	0	Above Grade:	5,258	PSF Finished All:	\$826.45
Half Baths:	2	Basement Sqft:		Bsmt Type:	None
1/4 Baths:	0	Total Sqft:	6,776	Subfloor/Foundation Type:	
Rough-in:	No	Finished Sqft:	5,258	Bsmt Finished:	
		Other Finished Sqft:	1,518	% Fully Finished:	
		Other Finished Sqft Desc:	Carriage House	Bsmt Ceiling Height:	
		Measurement From:	County Records		

Date Measured:

School District: **South Routt RE-3**
 Elementary: **South Routt**
 Jr High/Middle: **Soroco**
 Sr High: **Soroco**

Appliances: **Dishwasher, Disposal, Double Oven, Dryer, Microwave Oven, Range Hood, Refrigerator (Kitchen), Refrigerator (Other), Smoke Alarm, Stove/Range/Oven, Warming Oven/Drawer, Washer, Wine Cooler**
 Flooring: **Carpet, Wood**
 Interior Features: **Breakfast Nook, Built-Ins, Cable Available, Double Pane Windows, Eating Space / Kitchen, Five Piece Bath, Foyer/Entry, Fully Furnished, Internet Access (Wired), Jet Action Tub, Kitchen Island, Master Bath, Master Suite, Open Floor Plan, Pantry, Security System, Vaulted Ceiling, Walk-in Closets, Window Coverings**
 Countertop Type: **Other, Tile**
 Laundry: **Washer/Dryer Included**
 Fireplaces: **4, Location(s): Bedroom, Family Room, Living Room, Other, Type(s): Gas/Gas Logs, Wood**
 Exclusions: **See LA for the exclusions list.**
 Site Type: **Agricultural, Caretaker / Multiple Homes Allowed, Mountain Property**

	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Description</u>
Upper	2	2	Bathroom (Full)		Upper	
Main	3	5	Bathroom (Full)		Upper	
Lower	0	0	Bedroom		Upper	
Bsmt	0	0	Bedroom		Upper	
			Bathroom (1/2)		Main	
			Bathroom (1/2)		Main	
			Bathroom (Full)		Main	
			Bathroom (Full)		Main	
			Bathroom (Full)		Main	
			Bedroom		Main	
			Bedroom		Main	
			Bedroom		Main	
			Dining Room		Main	
			Great Room		Main	
			Kitchen		Main	
			Laundry		Main	
			Mud Room		Main	
			Study/Den		Main	

Lot Size: **6,741,781**
 Acres: **154.77**
 Zoning: **AF**
 Water Sources: **Spring**
 Sewer: **Septic**
 Gas: **Yes**
 Gas Type: **Propane**
 Other Available Utilities: **Cable TV, Internet Access (Wired), Telephone**
 Accessed By: **Public Road**

Walk Score: **0**
 Lot #:
 Primary Road: **Dirt Road**

Electricity: **Yes**
 Electricity Service:

Access Maintained By: **County**
 Site Features: **Borders National Forest , Cross Country Skiing, Ditch, Irrigated, Recreation, Secluded, Suitable for Grazing**
 Site Topography: **Rolling**
 Vegetation: **Aspen, Cleared, Grassed, Mixed, Natural, Oak, Pine, Wooded**
 Exterior Features: **Deck, Front Porch, Lighting, Patio, Pond/Lake, Professional Landscaping, Satellite Dish**
 Views: **Mountain View, Valley**

Horse Property Information

Horse Property: **Yes** Other Livestock: **Yes** Horse Property Features: **Fenced, Water - Stream/Spring**

Additional Structures

Additional Structures: **Yes** # of Additional Structures: **1**

Type	SqFt	Features	Flooring	Description
Caretaker	1,518	Bathrooms, Bedrooms, Dry Walled, Finished, Heated, Insulated	Wood	

Parking & Vehicle Information

Total Spaces: **2** Amps Available: Features: **Driveway-Dirt**

Type	# Spaces	Dimensions	Features
Garage (Attached)	2		Oversized

Green Features & Certifications

Solar PV: Addendum Uploaded: **No**

Well Type: Permitted Well Uses:
 Well Depth: Water Tap Paid:
 Issued Well Permit #'s:

Farm & Ranch

Acres Cultivated:	Acres Crops:	Acres Pasture:
Acres Irrigated:	Acres Leased:	
Irrigation Type:		
Possible Use:		
Survey:		
Fencing:		
Features:		

Multiple HOA's:	HOA/Mgmt Company 2	HOA/Mgmt Company 3
Annual Total	0.00	0.00
Total Annual HOA Fees	0.00	

Partial Owner Type: **Not Applicable** Available Week(s):

Public Remarks

Bordered on 3 sides by Routt National Forest just below Lynx Pass sits Emma Lake Ranch, an exquisite 5,200+ sq. ft. rustic estate and caretaker home on 154+ acres. The ranch, featured in Architectural Digest, boasts reclaimed lumber throughout with luxury finishes giving it an old-world feel. The main residence includes 5 bedrooms & 7 bathrooms with unmatched custom craftsmanship. The large floor-to-ceiling picture windows allow for spectacular panoramic views of the surrounding mountains and Emma Lake. The open floor plan includes a spacious great room, gourmet kitchen with custom cabinetry, dining area with handcrafted chandeliers, office, family room, and a large walk-out deck to enjoy evenings by the lake. The quaint 2 bedroom caretaker residence was built with the same architectural theme. Morrison Creek flows through the property and Emma Lake offers private fishing for the owner. Recreational opportunities abound with world-class fishing and hunting out the back door.

Broker Remarks

All information is deemed correct, but please verify any information important to the buyer. For more information, please visit www.EmmaLakeRanch.com.

Directions

Take HWY 40 E to HWY 131, turn left on CR 14, turn left onto CR 16, continue on CR 16 and from the time the gravel road begins it is 10 miles to reach the ranch.

Listing Agent/Office
 Name: [Cam Boyd](#)
 Office Name: [Steamboat Sotheby's International Realty](#)
 Office Phone: **970-879-8100**
 Email: cam.boyd@steamboatsir.com
 Phone: **970-846-8100**



Buyers Agency: **3%**
 Transaction Broker: **3%**
 Variable Comm: **No**
 Listing Contract: **Exclusive Right**
 Additional Info:

EMMA LAKE
RANCH

ARCHITECTURAL DIGEST

AD

ARCHITECTURAL DIGEST



Recovering the Pieces of History

Reclaimed Lumber Comes Together in a Colorado House

By Christopher Hall

When a Connecticut couple decided to build a second home on 155 remote Colorado acres, they envisioned a house of modern conveniences that looked as if it had been there, weathering to a nutty brown, since homesteader days. What they wanted may have seemed a paradox—a brand-new, 100-year-old home—but by building with reclaimed lumber, that's effectively what they got.

Using wood salvaged from older structures is nothing new, but only in recent years has there been a significant demand for reclaimed lumber in high-end residential construction. "People are realizing that with old wood they'll get the kind of look they just can't achieve with new lumber," says Bryce Jacobson, of the Building Materials Reuse Association, a nonprofit, educational group. "In the past 10 years it's evolved to the point where there are brokers who search out old buildings, carefully take them apart and then mark, store and market the wood. Whole buildings are sometimes advertised for deconstruction on the Internet, and specialists in flooring and other products have cropped up."

According to Jeff Husted, of Vintage Timberworks, a Temecula, California, firm, old-wood customers are principally located in mountain resort areas. "We supply old beams for large Spanish- and Tuscan-style suburban homes," he says, "but most of our business is in dark brown, rough-looking wood with lots of Old West character for mountain cabins." Price is not the main attraction, since high-quality reclaimed lumber typically costs at least as much as new.

At the couple's 6,500-square-foot house near Steamboat Springs, the list of reclaimed lumber reads like a tour of historical America—interior siding from a St. Louis feedlot; soffits from Wyoming snow fences; window and door trim from an Astoria, Oregon, pier; and smaller beams from a Stockton, California, grain elevator. "It's much harder to use old wood in building a new house," says the architect, Joe Robbins, a veteran of 15 reclaimed-lumber residential projects. "A special engineer has to inspect and certify each structural piece, and there's often far more craftsmanship needed during construction, because the wood can be slightly twisted or warped. But in terms of the structural strength of the old-growth wood and its beauty, the payoff is terrific."

Reclaimed lumber is often remilled, giving it entirely new surfaces and exposing grain that is far tighter and clearer than that of recently harvested wood. For many customers, however, the unique patina—the nail holes, dings and coloration produced by use and by exposure to the elements—is the attraction. Old grain elevators, for example, yield a particularly desirable and costly product called "grain-washed wood," named for its wavelike, serpentine surface created over the years by the movement of corn or wheat kernels. Barn boards, too, are often prized for their patina. In the Colorado residence, the floors are all made of yellow pine from an 1860s barn in Somerset County, Pennsylvania. "The boards got only a light sanding," says contractor Gary Cogswell, "so they didn't lose their rich character."



The stories behind re-claimed lumber are also driving its popularity, and shipments of old wood are sometimes accompanied by photos of the building from which it came. "The history of the material is very important to my customers," says Gary Engman, of Sun Valley, Idaho-based Yellowstone Timber. "It's the same feeling as furnishing your house with antiques. The old wood is beautiful, but it's the stories about where it came from and how it was used that add a whole new level of interest."

As the demand increases each year and the pool of available buildings grows smaller, some preservationists have become concerned that buildings of historic merit, or buildings that are prime candidates for more costly adaptive reuse projects, may be torn down. "We in the reclaimed-lumber business have to be very sensitive to those concerns," says Engman. "We simply can't be in the business of harming our heritage. But when there are buildings that can't be saved, we can make sure they won't be munched up by a backhoe and taken to the dump. It's a meaningful way to reuse important resources, create something beautiful and preserve a part of the past."



AD

Contact



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\$5,600,000

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