# \$995,000 - 2677 S Platte River Road, Sedalia

MLS® #2270041

# \$995,000

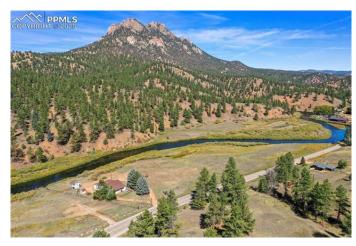
3 Bedroom, 1.00 Bathroom, 1,147 sqft Residential on 5.89 Acres

None, Sedalia, CO

Claim a rare jewel on the Colorado Front Rangeâ€"a 6-acre riverfront sanctuary bordered by Pike National Forest on two sides. With over 1,000 feet of Gold Medal South Platte River frontageâ€"one of the nation's top fly-fishing spotsâ€"this land is paradise for anglers, kayakers, and nature lovers. Serene willows draw ducks, foxes, and bald eagles. Lush prairie grass, once used for grazing, is perfect for horses, stables, paddocks, or trails. With abundant southern sun, low elevation, a mild climate, and rich soil, the property invites vibrant landscaping. A high-yield, permitted well with irrigation rights supports gardens or pastures.

Back-dropped by Long Scraggy Peak, enjoy direct access to the Colorado Trail and nearby off-road motorcycle, UTV, and Jeep trails. Located in GMUs 51 and 501, it provides exceptional hunting access for elk and mule deer. Though remote, it's just minutes from Deckers' shops, bars, and restaurants. It's ideal as a vacation retreat or primary homeâ€"only 15 minutes to Deckers, 45 to Castle Rock or Denver, and 1 hour to Colorado Springsâ€"making it surprisingly commutable.

Nestled among spruce trees in a sunny river valley, the rustic 3-bedroom, 1-bath home offers a blank canvas. Though needing more than a standard remodel, it includes an enclosed porch, open-concept layout, garage,







and large windows. Revamp it, build new, or add another home.

Flexible Douglas County zoning allows short-term rentals, livestock, equestrian use, and a limited home-based business, providing prime income opportunities. Add a barn, shop, or second dwelling to craft your dream estate.

#### Built in 1955

# **Essential Information**

MLS® # 2270041 Price \$995,000

Bedrooms 3

Bathrooms 1.00
Square Footage 1,147
Acres 5.89
Year Built 1955

Type Residential

Sub-Type Single Family

Status Active

# **Community Information**

Address 2677 S Platte River Road

Subdivision None
City Sedalia
County Douglas

State CO

Zip Code 80135

#### **Amenities**

Utilities Electricity, Propane

# of Garages 1

#### Interior

Appliances Oven
Heating Propane
Cooling None

Fireplace Yes
Fireplaces Pellet
Stories Ranch
Has Basement Yes

#### **Exterior**

Exterior Masonite Type

Lot Description Borders Natl Forest, Mountain View, Rural, Stream/Creek, View of Rock

**Formations** 

Roof Composite Shingle

Construction Existing Home Foundation Crawl Space

## **School Information**

District DOU

## **Additional Information**

HOA Fees 0.00

HOA Fees Freq. Not Applicable

# **Listing Details**

Listing Office Great Plains Land Company



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