

BUY THE MOUNTAIN HOME OF YOUR DREAMS

You won't want to miss this one of a kind within Cherokee Park capturing the area's most scenic valley

CALL, TEXT OR EMAIL FOR
MORE INFORMATION



Stunning opportunity includes 115 acres in Cherokee Park, a habitat for elk and deer. Nestled against unique rock outcrops you'll find 5,500+ sq ft of open-concept living space in the recently updated lodge style home, overlooking two-spring-fed trout ponds with National Forest on 3 sides and deeded water rights.

**Bill
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CABIN COUNTRY
Post Office Box 1967 Fort Collins CO 80522-1967





CABIN COUNTRY

**731 Gunflint Rd
Livermore CO 80536**

\$ 2,500,000

115 acres



Bordered by National Forest on 3 sides

Deeded Water Rights

2 spring-fed private trout ponds

Grassy hay meadows

2832 sq ft Cleary barn

2 Tuff sheds for storage

6 car heated garage

No HOA fees





Open Floor plan
Vaulted ceilings
2 fireplaces





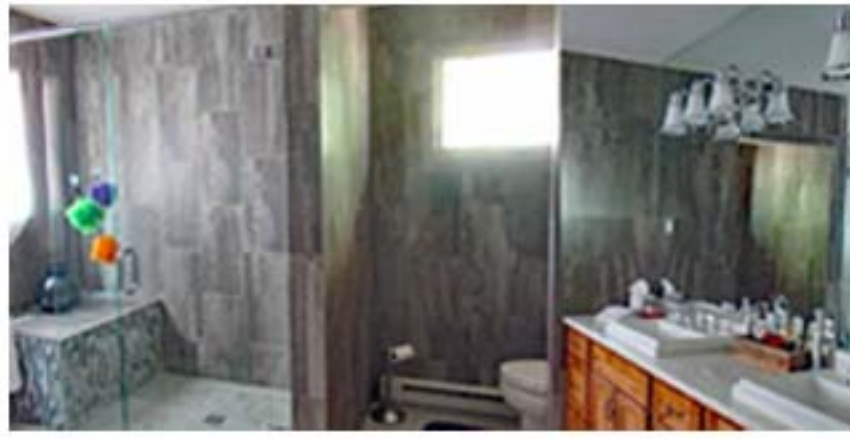
Custom features
throughout



Lodge-style home
4 bedrooms | 4 1/2 bathrooms
Garden level walk-out basement
Great room concept
Massive moss rock fireplace
Hand crafted log stairs
Oak floors
Granite counter tops
Alder cabinets



Custom features
throughout





Come enjoy
Colorado's high
country scenery

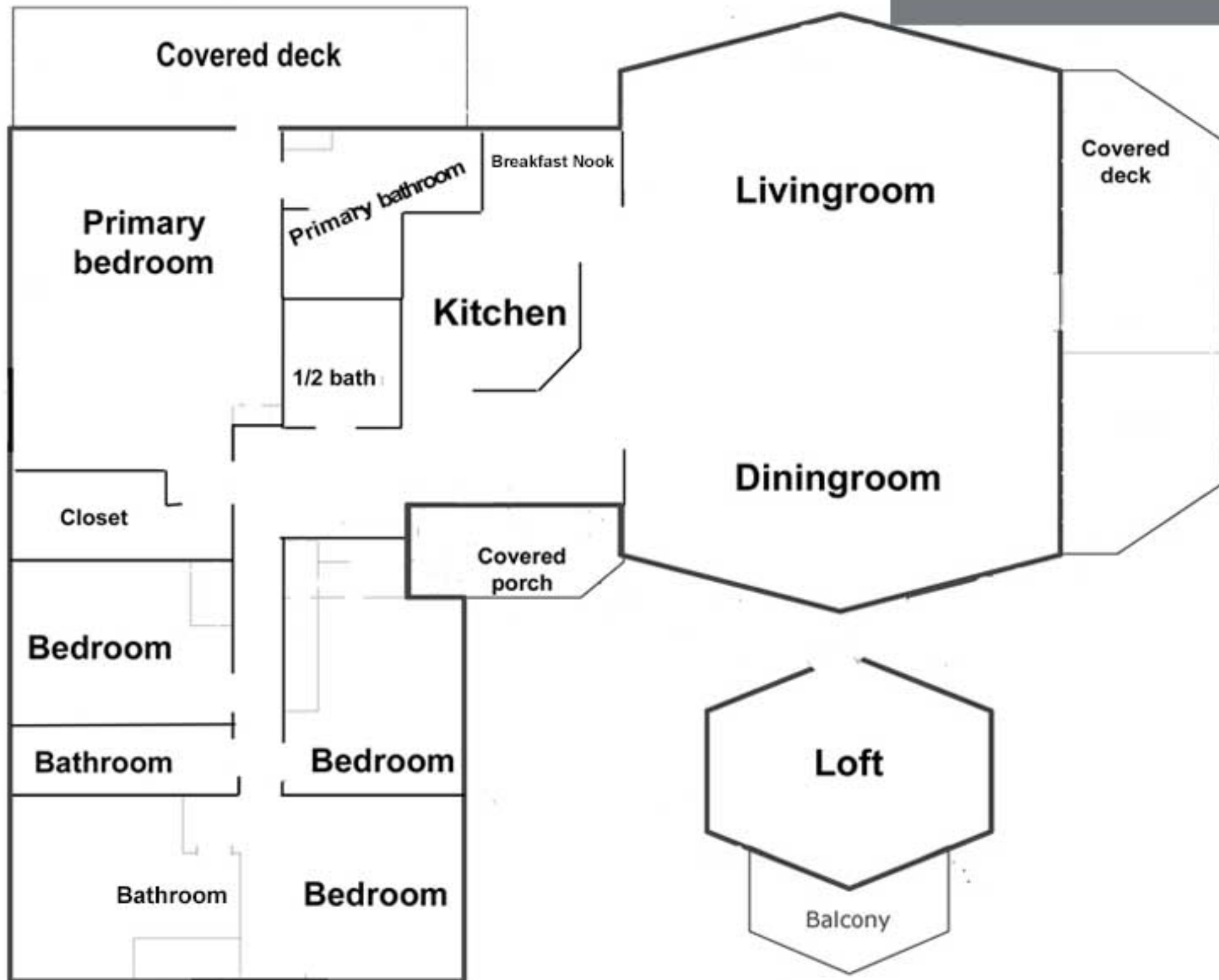




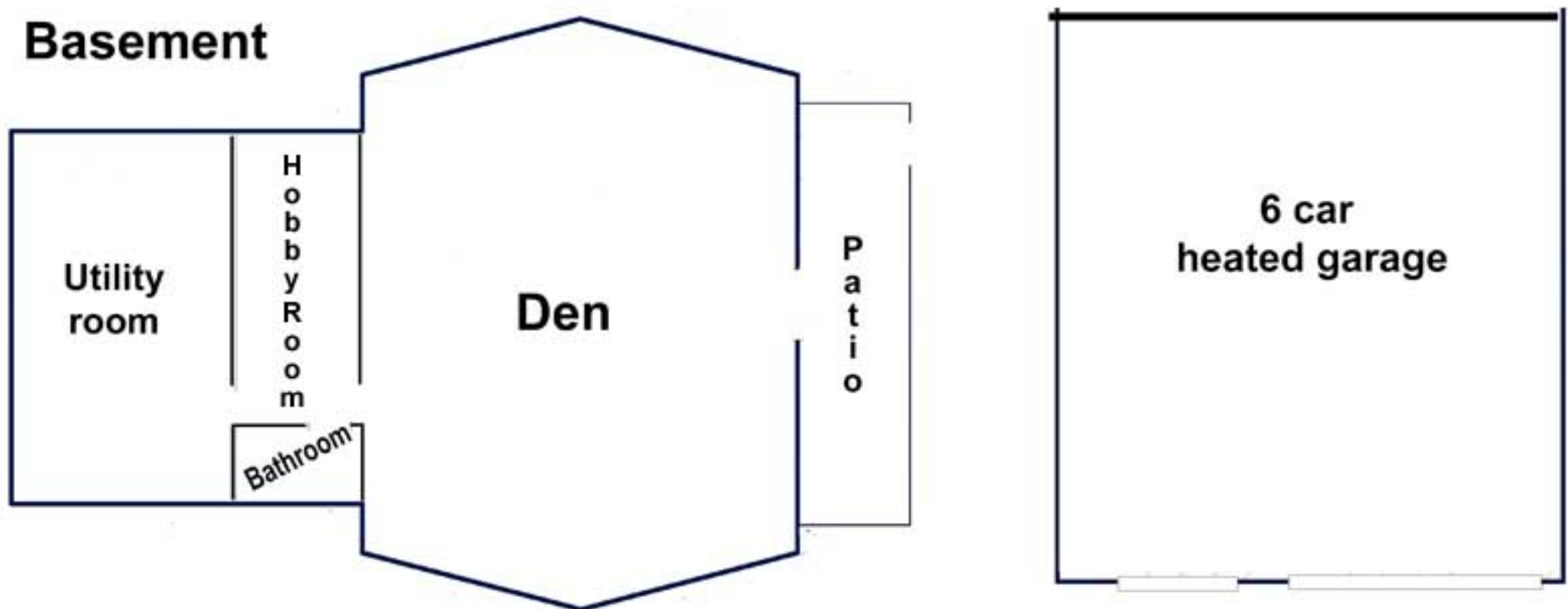
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5545 sq ft

Main floor



Basement



Floor plans are not to scale and provided to show the general layout

Cherokee Park History

In the late 1840's, the Cherokee Indians passed through what is now Larimer County, on an exploratory expedition to the Pacific Coast. On their return trip, so the legend goes, they were attacked by a war party of Utes. When the dust settled, the victorious Cherokees buried their fallen comrades and continued their journey home. The site of this legendary battle became known as Cherokee Park.

Many hopefuls followed in search of gold. Little gold was found, but they did find fantastic scenery, lush meadows, dense timber, bubbling springs, streams teeming with trout, and an abundance of wild game.

It wasn't long before sightseers discovered Cherokee Park, and a summer resort was booming on the North Fork of the Poudre River. The area has long been a "Gateway to the Rockies" for Larimer County residents.

You won't want to miss this one of a kind in Cherokee Park. This stunning spread on 115 acres has over 5,500 sq ft of open-concept living space, while nestled against unique rock outcrops, National Forest on 3 sides, and deeded water rights.

If you've thought about owning a piece of Colorado's scenic high country, give me a call, let's take a look.

Bill McClelland, Broker Emeritus



As a 4th generation Fort Collin resident, I grew up on a ranch enjoying the outdoors. After serving in the Army, I settled into a real estate career. Being in the mountains is where I belong. You might say working to connect buyers with mountain property is my passion!

To serve the Colorado mountain towns, I started Cabin Country in 1974. We soon recognized the demand for mountain parcels, both for recreation and year 'round living. I began developing mountain ranches in Northern Colorado, creating parcels of land for public consumption. Concepts of development were uniquely applied, taking into account the nature of the terrain, access to utilities, and distance from an economic base. Years later Cabin Country is still providing real estate needs to clients, listing and selling mountain ranches, land, cabins and homes, in northern Colorado.

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