



796 Daniels Place  
Canon City, CO 81212  
COMMUNITY: Highlands of Oak Creek

MLS # 4468577  
PRICE \$725,000



Single Family



4896 SQFT



4 Beds



3/1 Baths



2 Car



35.29 Acre

## PROPERTY DETAILS

MASSIVE PRICE REDUCTION. Only 1/2 hr from the buzz of town, off a nondescript country road sits the idyllic Double B Ranch. Providing miles of bridle/hiking trails this custom home boasts 35+ acres of privacy/expansive vistas. The custom design palette celebrates the spirit of mtn living with dramatic 20' vaulted entry & great room, expansive views, natural tones & texture, lots of sunshine. Melding into the kitchen where entertaining bar and custom Hickory harmonizes with granite, cooktop/vent housed in center island allows for multiple cooks. The treasured breakfast bay looks out onto fields of Ponderosa Pine, Juniper and Oak, southern sunshine provides abundant light & seating designed for lingering. Separate dining room is ready to host events up to 12 seated guests. BONUS: pantry closet to stay well organized with appliances/supplies out of sight. Showcase, main level master en-suite, boasts a window wall, plenty of space for oversized furnishings, romantic fireplace, & lounging library, joins spa bath with walk-in stone shower, custom Hickory dual vanities, lots of storage, walk-in closets, jacuzzi deck with window bank overlooking beautiful changing scenery. BONUS: 2nd main level master en-suite for guests/family with walk in closet, private bath, stone features. Walk-out lower level boasts bedrooms, family room, fireplace and could be ADU living qtrs for inlaws, office, studio, game room, theater. BONUS: lots of storage/extra space. Radiant, slate



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floors, 9' ceilings throughout, heated garage. 60X40 barn has 35/50 amp for your RV & 220 for workshop. RV dumping station, garden shed. Central location for year round epic sports, white water, biking, horseback riding, hunting, skiing. Gated. BONUS: NO HOA. Bring your goats, chicks, horses. Beautiful views of the Sangre de Cristo mtn range. Gated subdivision. Roads maintained year round by active users road group. Special tax savings for range cattle. 1 hr to metro shopping/airport. Sold As Is/Where Is"



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796 Daniels Place, Canon City, CO 81212 — All Levels



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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## 796 Daniels Place, Canon City, CO 81212 — Lower Level and Barn



GROSS INTERNAL AREA  
FLOOR 1: 1884 sq. ft, FLOOR 2: 2695 sq. ft  
EXCLUDED AREAS: , DECK: 109 sq. ft  
GARAGE: 3371 sq. ft  
TOTAL: 4579 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

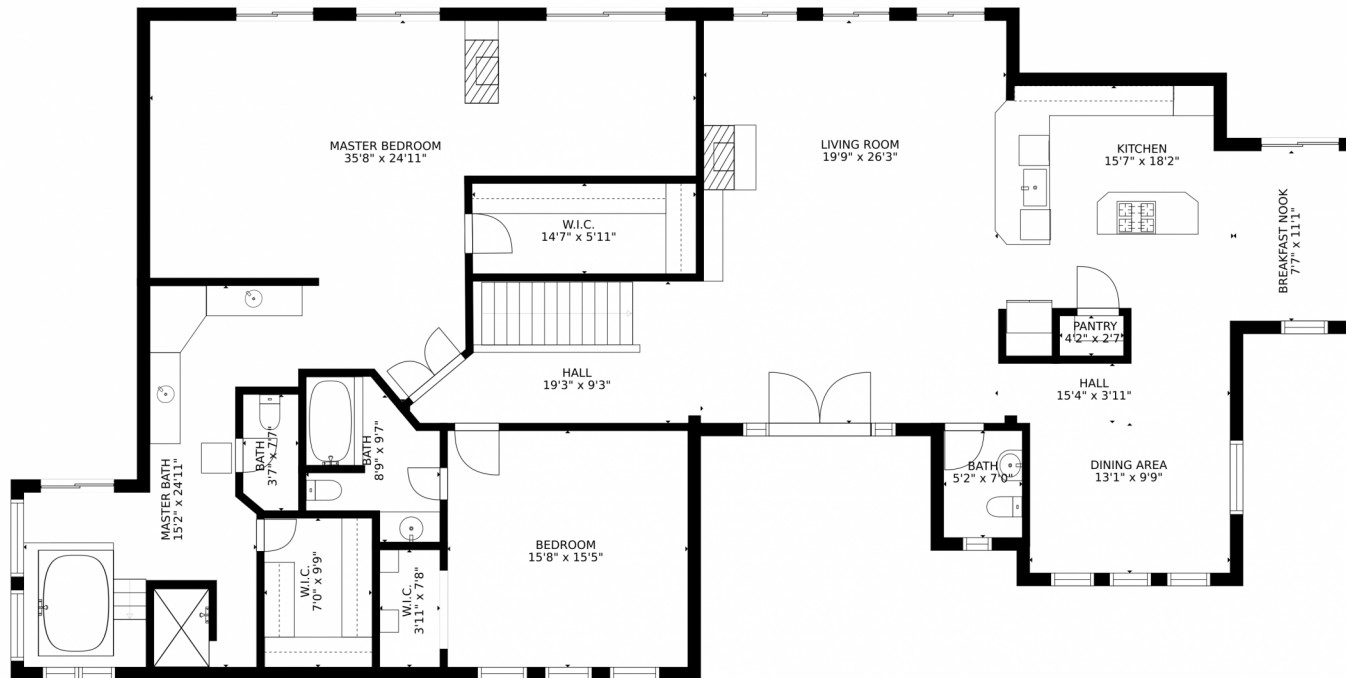
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## 796 Daniels Place, Canon City, CO 81212 – Main Level

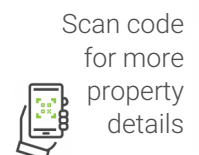


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