



8479 S Doubleheader Ranch Road  
Morrison, CO 80465

MLS # 2614275  
PRICE \$800,000

COMMUNITY: Not part of the subdivision

This home is ideal for the conservation minded!



Single Family



2472 SQFT



3 Beds



2 Baths



2 Car



10 Acre

## PROPERTY DETAILS

You can have it all, 10+ acres! Colorado living at its best! This special home is ideal for the conservation minded individual seeking a sustainable, eco-friendly home to minimize their impact on the environment. This home offers a light, bright, and open floor plan. The attached greenhouse provides additional living space and is part of the active/passive solar heating system which helps maintain the temperature of the home. There is approximately 16 tons of rock in a compartment below the main level that both stores and dissipates the solar energy, this is in addition to the Gruman Sunstream hot water system. The conservation doesn't end there; this home has a conventional on-site wastewater treatment system and a Clivus Multrum system as well. If this is a little too green for you, it appears there is plenty of access for an easy conversion to make things conventional. This home was written up in the Journal of the Colorado Solar Energy Association "nexus" publication and in the Rocky Mountain News. One of the original builders was reportedly, at one time, regional coordinator for the assistant secretary for environment of the Department of Energy. I guess one might say they didn't just "talk the talk" but "walked the walk" as well! This home needs updating and some TLC which is reflected in the asking price. There is also an old tool shed and a neat old cabin on the property. This ideal setting is great for entertaining friends or just relaxing and enjoying the wildlife, life is good! Whether you're on the deck taking in the warmth of the sun, reading a book while listening to the rain, warming up in front of the wood stove, getting a glimpse of the city lights at rocky point or at the cabin, or plotting your next adventure while sipping a

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cold one, you will treasure your time at home. Only 1 stop sign to DIA, but you will not want to leave home! Come see it before it's gone!



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