



12620 Old Pueblo Road
 Fountain, CO 80817
 COMMUNITY: Fountain Valley

MLS # 8755471
 PRICE \$1,100,000



Single Family 2473 SQFT 3 Beds 2 Baths 2 Car 40.62 Acre

PROPERTY DETAILS

Welcome to your equestrian haven in Fountain, where small-town charm meets modern comfort on 40 acres of idyllic country living. Immerse yourself in the serenity of this waterfront gem while enjoying easy access to major metro conveniences. With an updated and open ranch layout, this 3 bdrm, 2 bath home invites you to experience a lifestyle many can only dream of. A true equestrian's dream, this property is complete with a 16-stall barn that caters to your equine companions, while a versatile dog kennel can effortlessly transition into additional barn space if desired. Storage is abundant, thanks to two generously sized outbuildings that perfectly accommodate all your hay, RVs, and equipment. Not to forget the sprawling grass pastures providing ample grazing & safety fencing, complemented by a sizable outdoor arena and an extensive trail system; both on the property, and with access to the Front Range Trail by horseback!

Step inside to discover recent updates including new flooring, paint, and countertops, along with gleaming appliances and revitalized cabinets. The main living areas made even more exceptional by the library loft above the garage and a sprawling craft room ready to inspire your creativity.

The heart of this horse property is the 16 stall barn with tack & feed rooms, wash rack and foaling stalls. The thoughtful design



Taryn King
 303-359-1000
 taryn@horseandhearth.com



of the barn and additional outbuildings create the ideal setup for any equestrian enthusiast, offering a chance to curate a small commercial or breeding facility, or to simply revel in the waterfront living that this horse property provides. The expansive property reveals a diverse terrain that transitions from rolling pastures to serene cottonwood-lined trails throughout the back acreage. The calming presence of Fountain Creek offers both river frontage and recreation. This outdoor haven is tailor-made for realizing your equestrian aspirations, making it a sanctuary where every ride is an adventure and every view is a masterpiece.



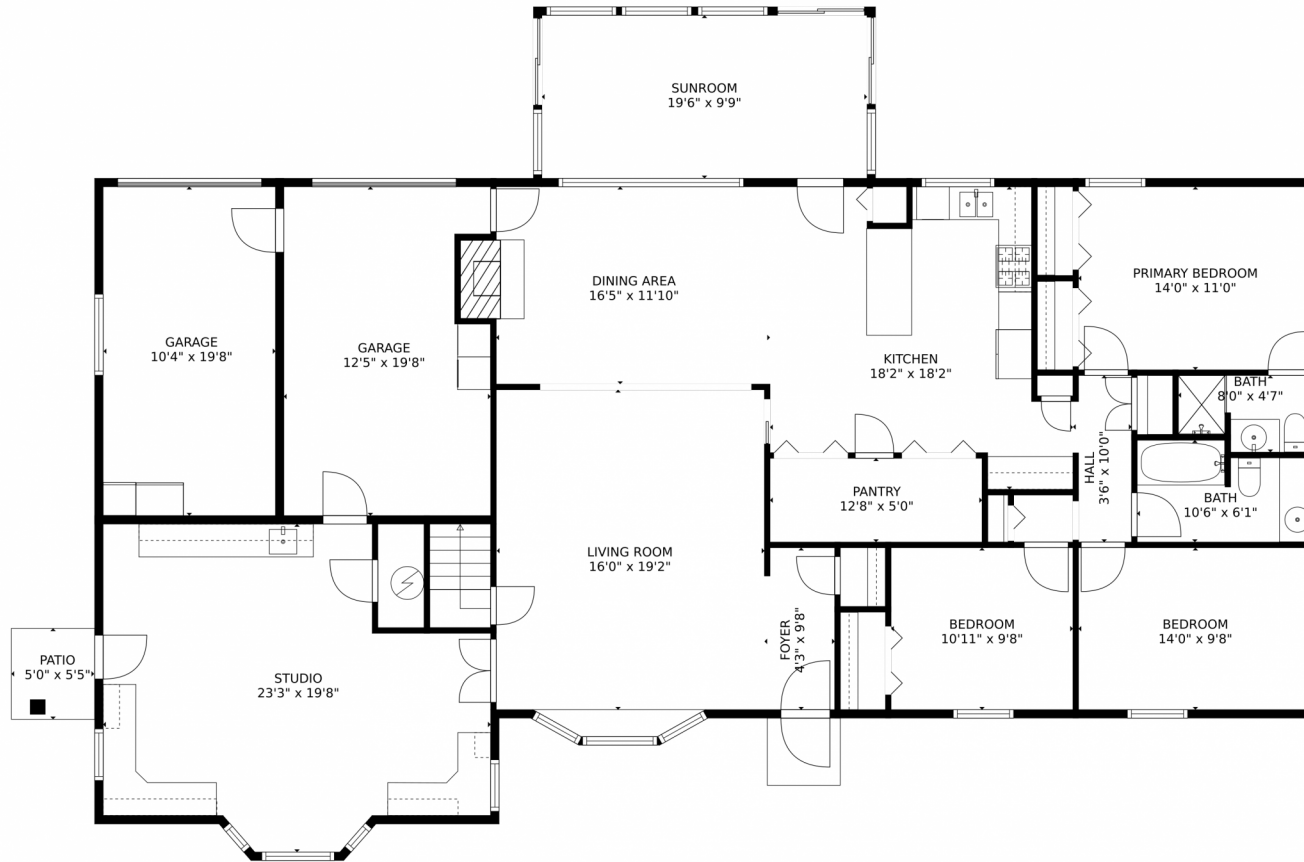
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12620 Old Pueblo Road, Fountain, CO 80817 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 2169 sq. ft, FLOOR 2: 304 sq. ft, FLOOR 3: 0 sq. ft
EXCLUDED AREAS: GARAGE: 435 sq. ft, PATIO: 27 sq. ft, FIREPLACE: 9 sq. ft.
OPEN TO BELOW: 379 sq. ft, BALCONY: 209 sq. ft, STABLE: 1412 sq. ft,
STORAGE: 250 sq. ft, ROOM: 264 sq. ft, HALL: 1545 sq. ft
TOTAL: 2473 sq. ft
MEASUREMENTS CALCULATED BY V1Photos.COM ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.

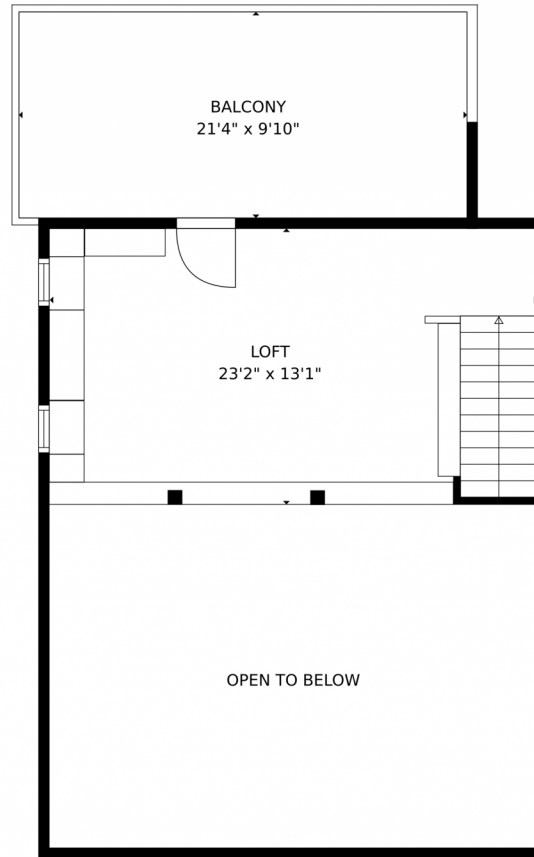


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12620 Old Pueblo Road, Fountain, CO 80817 – Upper Level



GROSS INTERNAL AREA
FLOOR 1: 2169 sq. ft, FLOOR 2: 304 sq. ft, FLOOR 3: 0 sq. ft
EXCLUDED AREAS: GARAGE: 435 sq. ft, PATIO: 27 sq. ft, FIREPLACE: 9 sq. ft.
OPEN TO BELOW: 379 sq. ft, BALCONY: 209 sq. ft, STABLE: 1412 sq. ft,
STORAGE: 250 sq. ft, ROOM: 264 sq. ft, HALL: 1545 sq. ft
TOTAL: 2473 sq. ft
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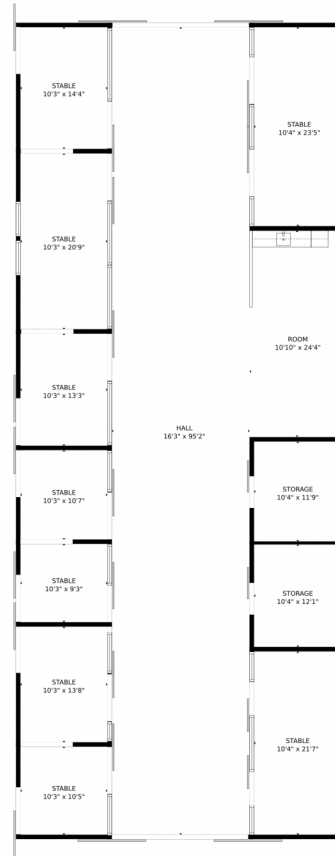
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12620 Old Pueblo Road, Fountain, CO 80817 – Barn



GROSS INTERNAL AREA
FLOOR 1: 2169 sq. ft, FLOOR 2: 304 sq. ft, FLOOR 3: 0 sq. ft
EXCLUDED AREAS: GARAGE: 435 sq. ft, PATIO: 27 sq. ft, FIREPLACE: 9 sq. ft.
OPEN TO BELOW: 379 sq. ft, BALCONY: 209 sq. ft, STABLE: 1412 sq. ft,
STORAGE: 250 sq. ft, ROOM: 264 sq. ft, HALL: 1545 sq. ft
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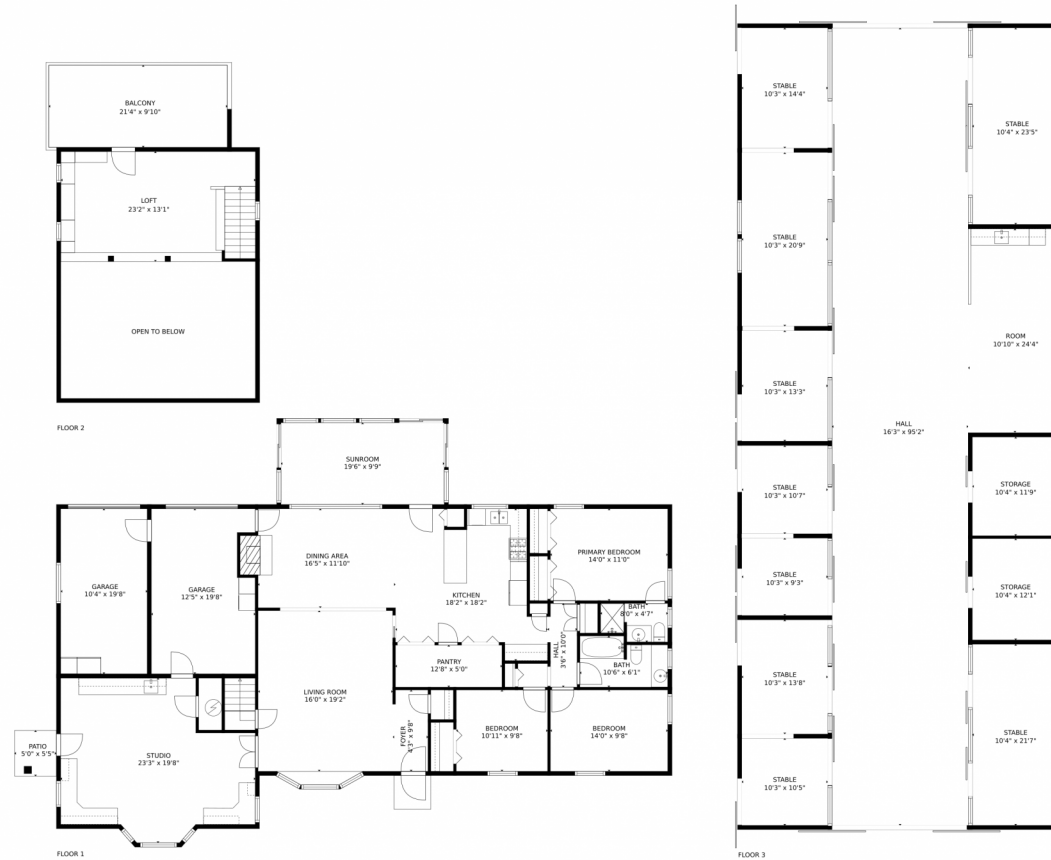
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12620 Old Pueblo Road, Fountain, CO 80817 – All Levels



GROSS INTERNAL AREA
FLOOR 1: 2169 sq. ft, FLOOR 2: 304 sq. ft, FLOOR 3: 0 sq. ft
EXCLUDED AREAS: GARAGE: 435 sq. ft, PATIO: 27 sq. ft, FIREPLACE: 9 sq. ft,
OPEN TO BELOW: 379 sq. ft, BALCONY: 209 sq. ft, STABLE: 1412 sq. ft,
STORAGE: 250 sq. ft, ROOM: 264 sq. ft, HALL: 1545 sq. ft
TOTAL: 2473 sq. ft

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