



*Breathtaking Panoramic Views!*  
 10847 Marclif Road, Conifer, CO 80433



*Amazing Sunsets!*



*Welcome Home, Move in Ready! Fast Close*  
*Live, Work, or Play from Home*  
*Close-in to Denver / short commute*  
 5,540 sq. ft. Main House



5,600 sq. ft. insulated multi-use steel warehouse

*Exceptional Value for Family and Multi-Generational Living,  
 Executive Retreat, or Investment Opportunity  
 Offered at \$1,350,000 - Immaculate Condition!!*

**Property Features:** *MLS# 4896991*

- Gated 10.48 acre Mountain Estate with PRIVACY; Zoned A-2 Residential; Horse Property
- 2 divisible lots; room to expand & build additional structures; 2 wells (One Domestic) abundant water
- Magnificent 360 degree panoramic views; 3,000 sq ft wrap around decking
- Stand alone 5,600 sq ft insulated steel warehouse, 6x12 pitch roof, 16 halogen lights, 4 entry's; one 12x24 truck/RV
- Entertainer's Dream Property with 1,200 sq ft picnic pavilion
- Residence: 5,540 sq ft; 4 Bdrms, 4 baths, new roof 7/2014
- Master suite, balcony, deck, 5 piece bath
- Huge Gourmet Kitchen and Formal dining / Conference Rm
- Income Property Opportunity! High rental income potential - perfect for 1031 exchange
- High speed wireless internet (Provider—Rise Broadband)
- 45 minutes to downtown Denver & Denver Tech Center

Property Website & Virtual Tour:

[www.10847MarclifRd.com](http://www.10847MarclifRd.com)

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*Gallery of Special Features for:*  
*10847 Marclif Road, Conifer, CO 80433*  
*Tour this Private Picturesque Mountain Retreat at*  
[www.10847MarclifRd.com](http://www.10847MarclifRd.com)

*Property Overview:*

- Style: Hand Crafted Custom 2 story
- Bedrooms: 3 upper level, 1 lower level
- Baths: 3 Full, 1 half bath
- Total Finished Square Feet: 5,540
- Lower level walkout: 1,490
- Fireplaces: Two Story River Rock & NEW Gas Stove Fireplace LL—6/2019
- Year Built: 1996, updated 2006 & 2014
- Construction: Log Siding
- Roof: Dimensional Asphalt - new July 2014
- Heat: Carrier 97% efficiency furnace Natural Gas, forced air
- Lot size: 10.48 acres with 2 grandfathered divisible lots
- Water: 2 wells, 1 domestic - abundant water
- Brand new 1,530 gallon septic tank installed 10/2018
- Zoned: A-2 residential, Horses & other livestock permitted
- Garage: Oversized 3 car attached with workshop area
- Outbuilding: Stand alone 5,600 sq ft insulated steel warehouse, 6x12 pitch roof, 16 halogen lights, 4 entry's; one 12x24 truck/RV, 12x25 sq ft patio - steel roof resealed July 2014. Perfect for entertaining, event center, workshop.

*Extra Features:*

- Forested site; Gated 10.48 Acre Mountain Estate / Retreat. Close proximity to Denver, Ski Resorts and 5 minutes to area new retail shopping, schools and services
- Property can be improved with building additional structures
- 1,200 Sq Ft Covered Picnic Pavilion
- Master suite enjoys a loft, private deck and a 5 piece bath. Amazing views!
- HUGE Gourmet Country Kitchen, island with serving bar, walk-in pantry and stainless steel appliances
- Custom Knotty Pine Cabinetry and Hard Wood Floors
- Main Floor Great Room with 2 story authentic river rock wood burning fireplace
- Lower Level walk out includes; custom log wet bar / summer kitchen, study with built-in bookshelves, or mother-in-law apt and walk-in closet, recreation room
- Three levels; 3,000 Sq Ft wrap around decking, private master deck; lower level walkout
- Custom Wrought Iron Security Entry Doors throughout
- Vaulted T&G ceilings with fans, main floor and 3rd floor
- Finished oversized 3 car Garage with workshop area & custom cabinets
- 3 water heaters with 155 gallon total capacity (2 main floor, 1 lower level)
- State of the art Water Filtration System with two 300 gallon water storage tanks
- Floors: tile, wood, cushy upgraded carpet throughout
- **\*\*Beautiful hand crafted custom furniture throughout is available for purchase\*\***

*Additional information:*

- Elementary: West Jefferson
- Middle: West Jefferson
- Senior: Conifer High School
- Utilities: Xcel Energy & IREA
- Water/Sewer: 2 wells 1 domestic, abundant water, and 1530 gallon septic tank
- Taxes: \$5,894 (2018)
- Legal: Marclif Ranchos Unit I Block F, Lot 18, Lot 19
- Financing: Cash / Conventional / Exchange
- Earnest: \$50,000

(Measurements believed reliable, but not guaranteed - Buyer to confirm.)