

CUSTOM PROPERTY FEATURES

6025 Koda Trail, Golden

Welcome to Koda Ranch—an extraordinary 85-acre legacy estate combining luxury living, resort-style wellness, and equestrian amenities, thoughtfully designed for recreation, retreat, and refined living.

MAIN RESIDENCE

GENERAL FEATURES

- Water sourced from two 750-foot wells
- Whole-house Reverse Osmosis water filtration with remineralization
- Lightwashed, distressed reclaimed barn wood flooring
- Built-in speaker system throughout
- Control4 system for smart lighting, audio, and entertainment
- Custom wire railing and vaulted ceilings with ceiling fans
- Under-stair storage with hidden kids' nook
- Coat closet and walk-in pantry with built-in shelving

KITCHEN

- Sub-Zero refrigerator and freezer
- Miele Futura Diamond dishwasher
- Built-in Miele coffee and espresso machine
- Silhouette Professional wine cooler
- 6-burner Wolf range with griddle and double ovens
- Pot filler above range
- Double Wolf warming drawers
- Oversized kitchen island with bar seating and built-in cabinetry
- Subway tile backsplash and upper-level overlook
- 5' double faucet sink
- Breakfast nook with built-in seating
- Statement lighting above island

LIVING ROOM

- Two-story wood-burning fireplace with full-height stone surround
- Built-in cabinetry surrounding fireplace
- Double ceiling fans and tall ceilings
- Three sets of double doors opening to east-facing patio
- Triple glass folding doors leading to backyard

PRIMARY BEDROOM

- Located on main level
- Vaulted ceilings with ceiling fan
- Sliding glass doors to backyard
- Expansive walk-in closet with dual entries and built-in shelving
- Lofted yoga/meditation space with sliding ladder access

PRIMARY BATHROOM

- Thermasol steam shower
- Victoria + Albert freestanding soaking tub
- Radiant heated floors (SunTouch by Watts)
- Double vanity and water closet with automatic toilet

OFFICE

- Private balcony

MUDROOM

- Dog door with integrated gate
- Custom built in and shelving

LOWER LEVEL

- Walk-out basement with three sets of double doors
- Wet bar with wine fridge
- Steel-beamed ceiling with recessed lighting
- Exercise room with rubber flooring and garage access
- Dedicated mechanical/storage room with built-in shelving
- Guest Suite
 - Tall ceilings and ceiling fan
 - Plush carpeting
 - Three-quarter bathroom with double vanity
 - Walk-in closet/dressing room

UPPER LEVEL

- Three guest bedrooms, each with unique features:
 - Loft with ladder access
 - Sitting or reading nook
 - Three-quarter bathroom and walk-in closet
- Kids' play area with vaulted ceilings and overlook to kitchen and living room below
- Built-in reading bench with storage drawers in hallway
- Laundry room with GE washer and dryer and custom built-ins

UTILITY & LAUNDRY ROOMS

- Main-level GE washer and dryer and utility sink
- Additional upstairs laundry room



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RECREATION CENTER

WELLNESS & FITNESS

- Sunlighten mPulse sauna
- CoreChill cold plunge
- Yoga room with infrared heating and full mirrored wall
- Weight room with dedicated air conditioning unit
- 20-foot climbing wall by Eldo Walls

BASKETBALL COURT

- Half-size maple hardwood basketball court by Sport Court of the Rockies
- Adjustable Gared basketball hoop
- Folding doors connect the court to the pool area and help with noise control

POOL AREA

- 45-foot heated saltwater pool
- Coverstar automatic cover
- Radiant heated stone floors for year-round comfort
- Double and single sliding doors open to an east-facing patio and flat grassy lawn
- Commercial-grade dehumidifier for humidity control

KITCHEN & LOUNGE

- Quartz countertops and wraparound bar seating
- Six burner Wolf Range/Oven
- Miele coffee and espresso machine
- Sub-Zero refrigerator
- Pull-out beverage fridge and freezer
- Miele dishwasher
- Gas fireplace in lounge area
- Dining area

GENERAL FEATURES

- Radiant heated stone floors in pool, garage & yoga room
- Powder room & 3/4-bathroom
- Oversized 2-car garage with storage
- Honeywell humidifier and Honeywell Home Pro Series system
- Ecobee smart thermostat
- GE washer and dryer
- Built-in speaker system and Sonos music zones
- Fire suppression system throughout
- Dedicated fiber internet line shared with main residence
- Security cameras and access points throughout
- Water sourced from two 750-foot wells, RO system with 800-gallon storage
- Built-in Lynx outdoor grill

BARN & APARTMENT

BARN STRUCTURE

- Approximately 4,000+ square feet of Colorado Timberframe construction
- Additional square footage added with upstairs build-out

APARTMENT

- Two-bedroom, one-bath apartment with kitchen
- Baseboard heating and mini split system
- Water supplied by whole-house Reverse Osmosis system

LAND & PROPERTY

BOARDING FACILITY

- Tack room and two garages, including one high-bay access for hay storage
- Well provides year-round water for horses
- Direct access to White Ranch park

LAND

- Approximately 85 acres — zoned A2 with no HOA
- Two geothermal loops and two Bosch heat pumps
- Whole-property spray foam insulation for energy efficiency
- Septic field located south of main residence
- Seasonal creek runs through property and cottonwood grove
- Year-round pond on east side with usage rights
- Wildlife sightings include elk, deer, owls, eagles, foxes, and more
- Large flat area at top of property — ideal for potential indoor arena
- Former City of Golden material site, suitable for future development

THE ZACH ZELDNER TEAM



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