

PROPERTY FEATURES: 801 ALLIS RANCH ROAD SEDALIA, COLORADO



PROPERTY OVERVIEW

- Authentic Pueblo Revival adobe custom home on over 35 acres, with architectural character that subtly blends into the landscape, rooted in authentic Southwestern tradition while embracing contemporary design.
- Spectacular panoramic mountain views from nearly every room, with a pond and Plum Creek running across the property.
- Exceptional outdoor living with multiple courtyards including a front courtyard with grand double gate entry, wood-burning fireplace, and water feature.
- Oversized heated workshop accommodating up to 4 cars, plus an attached 2-car garage with additional utility vehicle bay.
- Located within Allis Ranch Conservatory, an intimate gated community of just 10 acreage properties, established in the 1990s with over 1,000 acres of shared conservation open space and common buildings that preserve the land's natural beauty for generations.

- Abundant wildlife including deer, elk, bear, fox, and a diverse array of birds and other animals.
- Circular driveway to barn, with rear driveway providing basement access.
- Just 20 minutes from Castle Rock with easy access to I-25, Highway 105, and Highway 86 for effortless commuting.
- HOA dues: \$275 monthly; includes trash, recycling, emptying two dumpsters, and road plowing and maintenance.

RESIDENCE

- Ranch-style home with walk-out basement
- Square footage:
 - Above grade: 3,695 sq. ft.
 - Finished: 6,661 sq. ft.
 - Lower level finished: 2,966 sq. ft.
 - Lower level total: 3,801 sq. ft.
 - Total: 7,496 sq. ft.
- Four bedrooms: two on main level, including primary, two on lower level plus an office.
- Five bathrooms: powder room and two ensuites on main level, three on lower level.

RESIDENCE (CONT.)

- Three kiva-style fireplaces: great room, primary, and outside courtyard.
- Stunning plaster walls with color embedded, most refinished in 2026.
- Natural wood-framed windows and knotty alder doors with iron hardware.
- Italian porcelain 24" x 24" tile flooring throughout the main level.
- Built-in speakers throughout inside and outside.

MAIN LEVEL

Entry

- Double wood gate entry with arched stucco surround, decorative corbels, iron lantern sconces, a stunning first impression.
- Welcoming front courtyard, with water feature, and covered front walkway with tongue and groove ceiling, wood beams, and hand-carved wood columns.
- Custom solid wood arched entry door with hand-chiseled, sculpted wood grain, forged iron pull handle, and clavos nail head detail.
- Inside, curving archways and walls, two lighted art niches, and skylight.

Powder Room

- Reclaimed old church arched entry door sourced from Santa Fe, with a custom-framed archway crafted by carpenters to fit.
- Floating backlit glass vanity with glass vessel bowl sink and wall-mounted chrome faucet.
- Full mirror spanning the width of the vanity.
- Elegant crystal chandelier sconces.
- Plastered walls in a soothing sea foam finish.

Bedroom

- Scenic mountain views and clerestory windows.
- Double-door closet with built-in organization.
- Private en-suite bathroom featuring a floating wood vanity with metal rectangular trough-style sink, dual chrome gooseneck faucets, sleek horizontal mirror with track lighting, and a tub/shower combo with tile surround and glass block window.

Den

- Arched plaster nook with built-in entertainment center and open wood shelving.
- Large windows with panoramic scenic views.
- Built-in shelving for AV and sound equipment, located behind entry door.

Great Room

- Soaring 20-foot ceilings with exposed wood beams.
- Sculptural plaster kiva-style fireplace with gas insert that curves dramatically to the ceiling, framed by a traditional banco (built-in adobe seating) that transitions seamlessly into a window seat with panoramic mountain views.
- Clerestory windows on north and south walls flood the space with natural light.
- Double glass door walkout to front courtyard.
- Wood beam framing opening to kitchen.



Kitchen

- Large center island with warm wood breakfast bar seating for four, polished dark brown concrete countertop with built-in knife storage, and modern globe pendant lighting and skylight over the island.
- Ample storage throughout with beautiful birch wood cabinetry with sleek brushed metal hardware, 42-inch upper cabinets, under-cabinet lighting, and pull-out storage cabinets.
- Two panel-faced Sub-Zero® refrigerators with refrigerator drawers and lower freezer drawers.
- Viking® 8-burner professional gas cooktop with griddle, two Bosch® stainless steel range hoods, and bold high-gloss glass backsplash behind the range.
- Built-in KitchenAid® stainless steel double oven with warming drawer.
- Two Bosch® dishwashers, panel-faced.
- Trash compactor and ice maker, in island.
- Built-in microwave and coffee maker nook.
- Two sinks, main and prep, each with garbage disposal.
- Large walk-in pantry and additional storage cabinet.

Eat-In Nook

- Cozy and intimate casual dining space located off the kitchen and great room.
- Curved wall with wrap-around windows.
- Scenic views of the courtyard and landscape.
- Whimsical chandelier.

Dining Room

- Comfortably seats 10–14, with nook for buffet cabinet
- Spectacular pair of multicolored blown glass chandeliers, commissioned from a local artist — the owner hand-selected every color and shape, and they were assembled on-site side by side, building each piece by hand, making them a truly one-of-a-kind work of art.
- Hand-hewn wood beams on ceiling.
- Sliding door to covered north courtyard.
- Dual access to kitchen and open to entry.

Mudroom

- Huge mudroom with generous wood cabinetry with brushed metal hardware.
- Workstation with slate tile countertop and utility sink with flexible pull-down faucet.
- Bench with shoe cubbies.
- Access to the north courtyard, plus the garage.
- Additional storage closet.

Garage

- Oversized 2-car garage with extra bay for utility vehicle; 11-foot ceilings.
- Concrete driveway slabs outside of garage.
- Three raised-panel doors with electric openers.
- Exterior access door to front and rear courtyard.
- Pet wash station.

Hallway to Primary Suite

- Gracious hallway with curved walls, large storage closet, wine cellar, and linen storage.
- Open-riser staircase with warm wood banister, decorative wrought iron balusters, wrap-around lift (negotiable), and under-stair storage.

Laundry Room

- Conveniently located off the primary bedroom.
- Workspace with storage and utility sink.
- Front-loading LG® washer and dryer.

Primary Bedroom

- Spacious and serene with room for king bed and sitting area.
- Kiva-style plaster fireplace with gas insert and arched surround and built-in TV nook.
- Glass door walkout to north covered courtyard.
- Wall of large windows with panoramic views.
- 10-foot ceilings with wood beams and fan.
- Two walk-in closets with custom organization system, one with vanity sitting area.

Primary Bathroom

- Spacious glass-enclosed walk-in shower with tile surround, pebble stone floor, built-in bench, and glass block window for natural light.
- Elevated soaking tub with handheld faucet, and scenic views through multiple windows.
- Dual-sink wood vanity with white concrete countertop, mirrors with modern sconce lighting above, and generous upper and lower cabinet storage.
- Water closet with bidet attachment.
- Large linen/storage closet.
- Art nook.

LOWER LEVEL

Recreation Room

- Expansive open layout, with ample space for multiple seating arrangements and dedicated workout area.
- Bold wet bar with high-gloss upper and lower cabinetry, sink, microwave, and stainless-steel refrigerator.
- Glass door walkout to rear grounds and driveway with scenic views, adjacent to wet bar.
- Large storage closet.
- Exterior patio wired for hot tub.
- Rich, terracotta-toned polished concrete floors throughout lower level.
- 9-foot ceilings.



Bathroom

- Located off recreation room.
- Glass door walk-in shower.
- Stacked washer and dryer.
- Open built-in shelving.

Bedroom

- Large window with scenic landscape views.
- Double-door closet with organization system.

Bathroom

- Located off the hallway near the bedroom and bedroom/flex room.
- Dual white vessel bowl sinks on a wood vanity with mosaic tile countertop and backsplash, and mirrors with adjustable brushed nickel sconce lighting above each sink.
- Glass door walk-in shower with slate tile.

Bedroom/Flex Room

- Spacious and versatile flex room perfect as an additional bedroom, office, den, or media room.
- Large windows with views of the barn and surrounding landscape.
- Open closet suitable for bookshelves or additional storage.

Craft Room

- Expansive and light-filled studio space ideal for art, crafting, or creative work.
- Large central island with white countertop and bar seating.
- Ceiling fan with recessed lighting throughout.
- Scenic views from multiple windows.
- Double doors leading to greenhouse/sunroom.
- Access to full bathroom.

Greenhouse/Sunroom

- Charming, attached greenhouse with wrap-around windows and skylight flooding the space with natural light.
- Glass sliding door walkout to rear grounds with breathtaking panoramic landscape views.
- Adjustable metal shelving on both walls for plants and gardening supplies.
- Utility sink for potting and garden work, plus floor drain.

Bathroom

- Floating wood vanity with white vessel bowl sink and brushed nickel gooseneck faucet.
- Large round mirror with modern pendant light.
- Tub/shower combo with tile surround.
- Dual access from hallway and craft room.

SYSTEMS & MECHANICAL

- Heat: Hot water, radiant in-floor with two zones: Zone 1 serves the upper level with three thermostats in the great room, primary suite, and guest suite; Zone 2 serves the lower level with two thermostats in the hallway and recreation room.
- AC: swamp cooler and whole-house fan.
- Tankless water heater and filtration system.
- Buried 1,000-gallon propane tank, leased.
- One well: permit #276792
- Septic system with leach field.
- Shaft for elevator, not installed.

OUTDOOR LIVING

Front Courtyard

- Spacious concrete courtyard enclosed by adobe stucco walls with Southwestern detailing.
- Kiva-style wood-burning outdoor fireplace with hearth seating.
- Ornate tiered stone water fountain as a central focal point.
- Multiple sitting and dining areas with room for large outdoor furniture.
- Mature trees providing natural shade.
- Sweeping panoramic mountain and landscape views beyond the courtyard walls.
- Glorious, blooming xeriscape garden with flagstone pathways.
- Garden area with three raised beds, enclosed by adobe stucco walls with gate.

North Courtyard

- Expansive partially covered outdoor living and dining space, enclosed by adobe stucco half walls with decorative iron gate.
- Covered area with tongue and groove ceiling, heavy wood beams, and decorative corbels.
- Access from dining room, primary suite, and mudroom.
- Sweeping landscape views beyond the courtyard walls.
- Concrete flooring throughout.
- Gas valve for grill.

BARN/WORKSHOP

- Classic board and batten exterior with gabled roof, metal roofing, cupola, and weather vane.
- Covered outdoor patio area along the front, perfect for additional workspace or relaxing.
- Spacious, well-lit shop accommodating up to 4 cars, with two overhead doors with electric openers, 220V; 38' L x 28' W.
- Separate tack room with exterior man door access, and double man door opening to shop interior.
- Two ceiling mounted electric heaters, one in each room.
- Painted concrete flooring.
- 9-foot ceilings with built-in speakers.
- Square footage: approx. 1,800

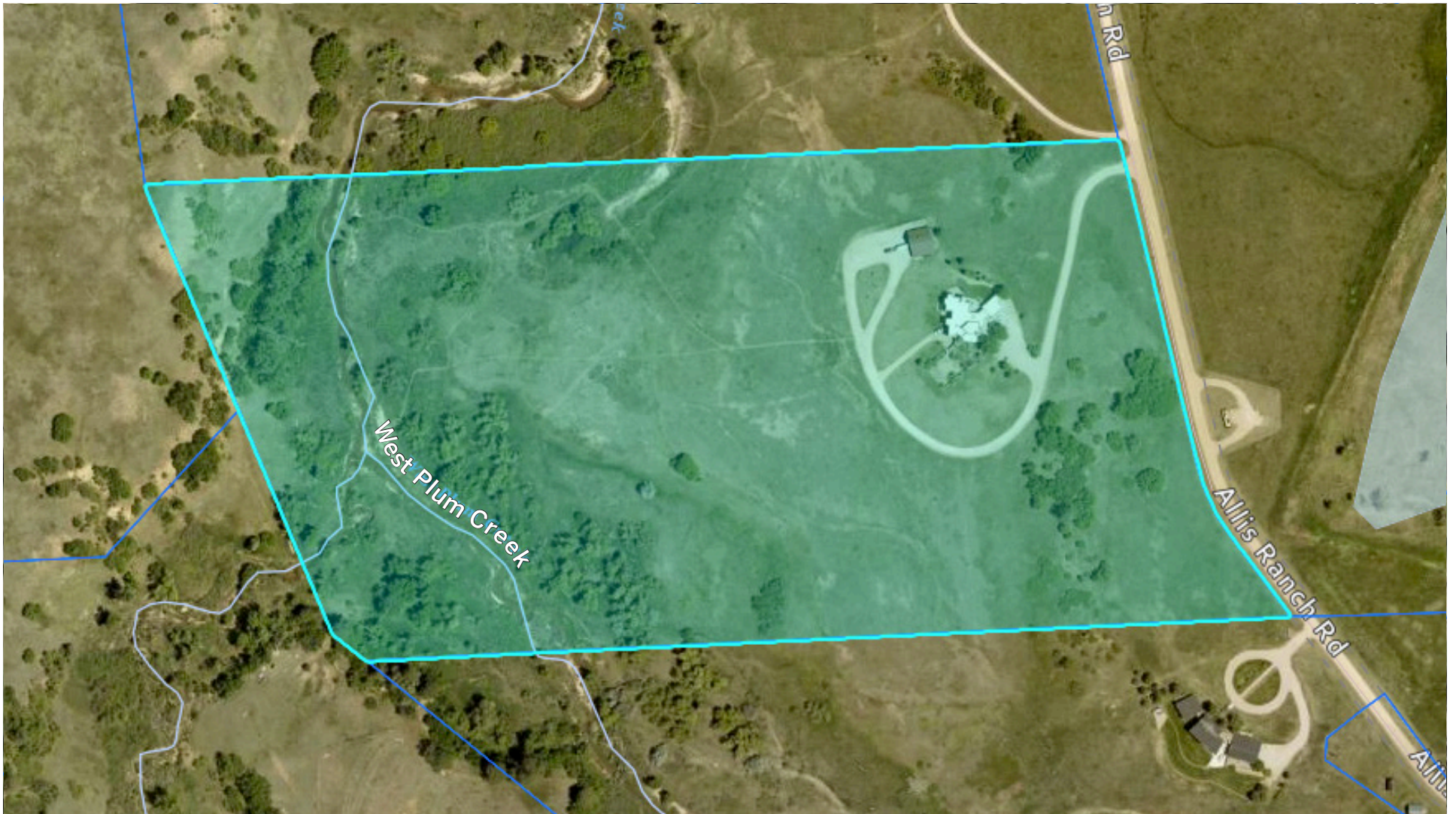
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**To view the video, property website,
and more photos, visit:**

www.801AllisRanch.com

BOUNDARY OUTLINE MAP

801 ALLIS RANCH ROAD, SEDALIA, COLORADO | 35 ACRES



*Property map is a visualization for marketing purposes only. Buyer should verify property boundaries.