

Highlights and Features for 26810 Placer Place, A True North Routt Base Camp

Setting & Land

- **35 private acres** offering an exceptional combination of mature forest, open meadow, water, views, and usable recreational terrain.
- **Mature aspen and pine forests** create privacy, natural beauty, wildlife habitat, and a true sense of being immersed in the Colorado landscape.
- **Open grassy meadows** provide visual contrast to the forested acreage and create usable space for recreation, gathering, and enjoying the property.
- **Private spring-fed pond** with clear mountain water, creating a rare centerpiece for the property and an outstanding setting for relaxing, wildlife viewing, and outdoor recreation.
- **Water rights included** adding meaningful value and utility to the land.
- **Seller reports abundant water quantity and quality**, supporting both the home and the broader appeal of the property.
- **Groomed private trails** wind through the acreage and around the pond, ideal for hiking, riding, snowshoeing, cross-country skiing, and exploring the property year-round.
- **Remarkable mountain views** across Sand Mountain, Hahn's Peak, surrounding ridgelines, and the classic North Routt landscape.
- **Varied but highly usable terrain**, with a mix of gently rolling ground, meadow, forest, and recreational land rather than steep or difficult acreage.
- **Exceptional privacy and quiet**, with a setting that feels removed from the outside world while remaining easy to reach.
- **A strong sense of arrival**, beginning at the entrance and continuing through the acreage, with the home carefully positioned within the landscape.
- **No HOA**, offering greater flexibility and fewer restrictions than many comparable mountain properties.

Home

- **Newly constructed mountain residence** designed by Ian Wagner and built by Daniel Jessen, thoughtfully positioned to take full advantage of the land, lake, and mountain views.
- **Architecture designed around the setting**, with large expanses of glass, strong indoor-outdoor connections, and sightlines that keep the surrounding landscape in view.
- **Open-concept great room and kitchen** anchored by broad mountain views and designed for both everyday living and entertaining.
- **Expansive window package** brings in abundant natural light and frames the surrounding forest, lake, and distant peaks.
- **Large outdoor deck overlooking the lake and forest**, creating a natural extension of the main living space for dining, entertaining, and taking in the setting.
- **Main-floor primary suite** with panoramic mountain views and a private, well-appointed bath.
- **Three additional bedrooms**, providing generous space for family and guests, including **Private guest accommodations above the garage**, offering separation and flexibility for visitors, extended family, or other uses.
- **Walkout lower level** with additional media and entertaining space, giving the home multiple gathering areas. **Lower-level patio is already plumbed and wired** for a future hot tub and/or outdoor kitchen or BBQ area.
- **Large three-bay heated garage** with substantial workspace and room for vehicles, gear, recreational equipment, and mountain toys.
- **Efficient radiant in-floor heat** provides consistent warmth and comfort throughout the colder months.
- **Two separate laundry areas** improve functionality for owners and guests.
- **Luminate Broadband fiber-optic service** provides high-speed connectivity despite the private mountain setting.
- **Offered furnished**, subject to inventory, allowing for an easy transition. **Includes Kohler propane-powered generator, 2 snowmobiles, and a tractor as well.**
- **Designed for year-round use**, combining mountain character with the comfort, infrastructure, and functionality expected in a high-quality modern residence.

Location

- **Located in North Routt near Clark**, one of the region's most sought-after areas for privacy, recreation, and access to public lands, just 25 miles from Steamboat.
- **Easy year-round access from paved County Road 129**, with flat to gently graded access to the home rather than a challenging mountain approach.
- **Close to North Routt's nearby fuel, market, restaurants, and everyday services**, making the property private without being inconvenient.
- **Convenient access to North Routt** recreation and more than one million acres of surrounding forest lands, with nearby lakes, streams, trails, forests, and high-country terrain. Enjoy year-round mountain activities like hiking, hunting, fishing, riding, biking, snowmobiling, and backcountry exploration.