



# 95 ROWELL DRIVE

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LYONS, COLORADO

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*KL Realty* YOUR LOCAL INDEPENDENT REAL ESTATE BROKER



Very private 35-acre estate in the secluded reaches of Spring Gulch, 16 mins from Lyons. Thoughtfully designed home of 4500 sf with 3 beds and 4 baths, built with ADA in mind, including an elevator. Walkout basement, plenty of storage, 3-stall barn suitable for multiple uses, and 10 acres of pasture turnout. Productive well and adjudicated spring. House is located and orientated to capture spectacular views of the granite hills to the east.

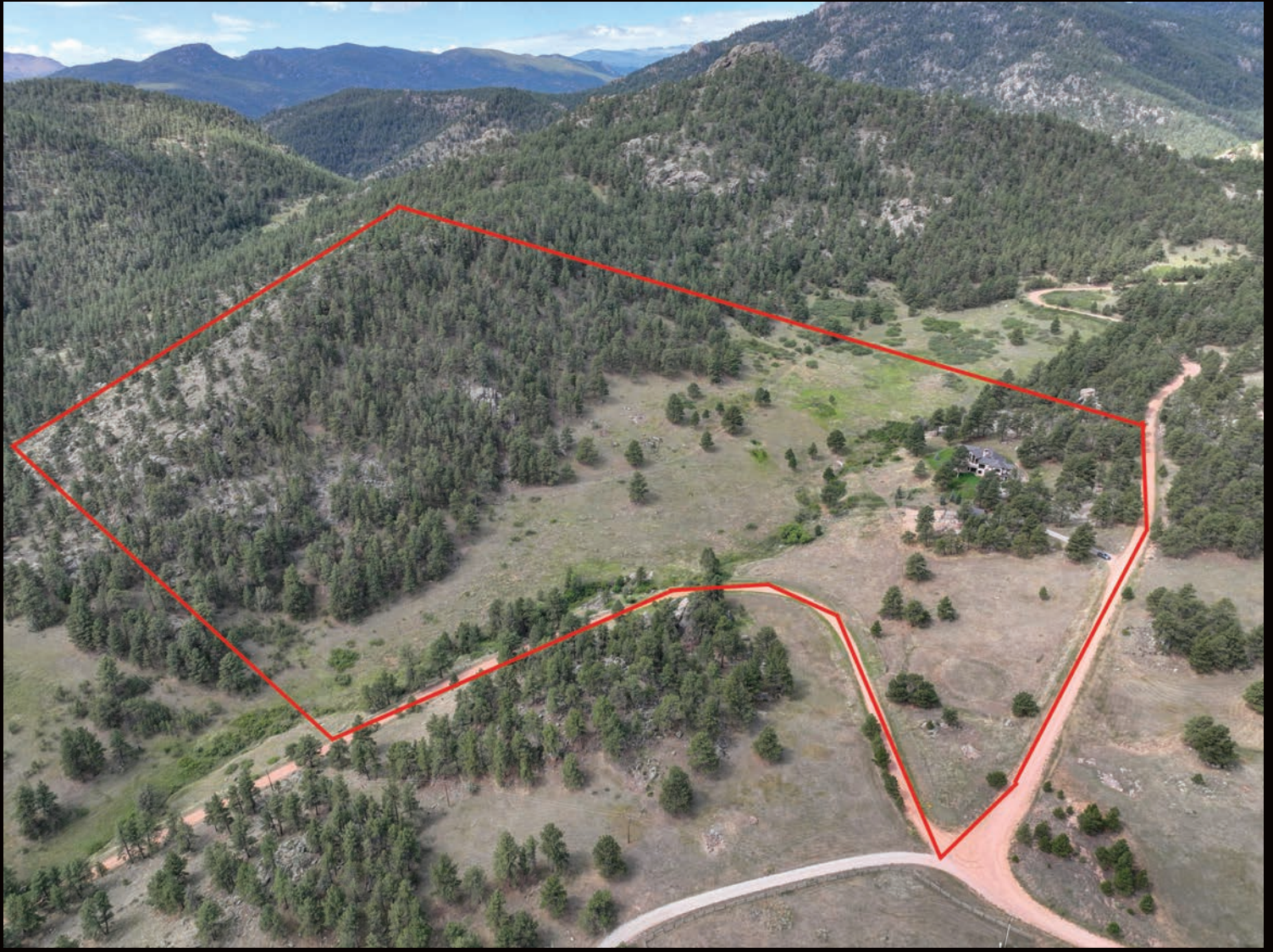




## FEATURES

- 35 acres
- Two suites plus 3rd bedroom
- Large gourmet kitchen
- Walk-out basement
- Moss-rock fireplace
- UV-protected picture windows
- Fire-resistant building features
- Multiple cisterns
- 3-stall barn with hay loft
- 10 acres of fenced pasture
- Adjudicated Spring





95 Rowell Drive, Lyons, CO \$2,800,000

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