



Horse and Equestrian Ranches, Small Acreage,  
Sporting, Fishing, & Hunting Ranches

## ASPEN HOLLOW RETREAT

Aspen Hollow is an ideal Colorado ranch retreat with easy access to limitless recreation opportunities; skiing at Winter Park and Grandy Ranch, boating on Lake Granby, visiting Rocky Mountain National Park, fishing and rafting on the Colorado River, or just camping and exploring on the BLM.



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# RANCH PROPERTY BRIEF

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Aspen Hollow was constructed by the current owners with the specific intent to create a property which can be utilized in many different ways with the ability to generate income. Currently operated as a bed & breakfast, Aspen Hollow provides new owners the ability to step in and continue to operate as a bed & breakfast or utilize it in one of many other utilities. The property has 2 separate living spaces and a lodge style central area with additional private bedrooms each with their own bathrooms. The property also has private access to BLM land. One must visit the property to truly appreciate the thought and detail that went into laying it out to allow such versatile use. Aspen Hollow is ideally situated to serve as a corporate retreat, shared family retreat or even as a vacation home rental property.



## Simply Breathtaking

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# LOCATION

LOCATED JUST 10 MINUTES TO DOWNTOWN GRANBY

Aspen Hollow Retreat is located just 10 minutes to downtown Granby and all conveniences right in the heart of some of the best recreational areas in Colorado giving easy access to all kinds of points of interest and activities.

- Granby, Colorado – 10 minutes
- Fraser, Colorado – 25 minutes
- Winter Park, Colorado – 30 minutes
- Winter Park Ski Resort – 25 minutes
- Ski Granby Ranch – 15 minutes
- Rocky Mountain National Park – 30 minutes
- Lake Granby – 25 minutes
- Steamboat Springs, Colorado – 1 hour, 40 minutes
- Rabbit Ears Pass – 1 hour, 15 minutes
- Denver International Airport – 2 hours, 40 minutes
- Hayden Yampa Valley Regional Airport – 2 hours, 10 minutes

## Access

Access is provided via county maintained road to property.

## Elevation Topography Vegetation

The property elevation ranges from approximately 8,300 to 8,400 feet with a mix of pines, spruces, firs and aspens and the lower elevation of the property being open meadow with a spring fed creek crossing the property.



**Easy access to all kinds of interests and activities.**

The heart of some of the best recreational areas in Colorado.







# IMPROVEMENTS

THE HOME WAS BUILT WITH TOP QUALITY CONSTRUCTION

The home was built with top quality construction materials and finishes and the owners spent hours considering details to maximize space and utility. The home is 12,000 square feet of heated space including 8 car garage all heated with in-floor radiant heat.

An interesting fact about the home is that the private bedrooms located in the lodge area are all named after famous Colorado Madams and the owners have a book with stories of each Madam that guests can read. Guests love to read the stories about the Madam that their room is named for.

## Owner's quarters

- Master bedroom with full bath with soaking tub, walk-in shower, and double sink. Gourmet Kitchen – Wolf range with double griddle, 2 Dacor full-size ovens and wet bar with sink Double sided fireplace Living room Dining area Loft with 3/4 BATH and large living area

## Condo

- 2 bedroom Jack and Jill full bath
- Loft with 3/4 bath
- Living room
- Dining
- Kitchen
- Private entrance
- Washer and dryer

## Main Living

- Rock fireplace
- 2 upstairs bedrooms each with 3/4 bath
- 2 main floor bedrooms each with 3/4 bath



## Walk out Basement

- 2 bedrooms each with 3/4 bath
- Pool table
- Steam room
- Hot tub
- Exercise area
- 1/2 bath, theater room with 65 inch TV, kitchen with all but stove, laundry room, small storage room, and boiler room

## 8 Car radiant heat garages

- Radiant heat throughout
- Each bedroom with separate thermostat
- Pagoda
- Cabin







# RECREATION

ASPEN HOLLOW HAS SO MANY ACTIVITIES ONE CAN ENJOY

Aspen Hollow is a prime property to be acquired by that outdoor enthusiast corporation or family. There are just so many activities that one can enjoy in an hour or less from the property.

## Summer

If summer is your thing, Granby will suit you well. Aspen Hollow is located less than 15 minutes from 4 golf courses and a 5th one is just 30 minutes away. Enjoy playing golf in the morning and then hop on your boat on Lake Granby and enjoy soaking in the sun, paddle boarding, or one of the many other water activities available.

You can spend an evening hiking and wildlife viewing by taking a short trip to Rocky Mountain National Park and hike one of the many trails. A trip in late August and into October will give you an opportunity to see bull elk shedding their velvet and then bugling during the rut. Expect to see moose, deer, and sheep as well.

If you enjoy horses and horseback riding, the property is very well suited to accommodate horses. Ride up to the BLM enjoying a trail ride and be sure to take along your picnic lunch and bottle of wine.

## Winter

If winter is more your thing, Aspen Hollow has winter covered too. Downhill skiing is available at Ski Granby and Winter Park which are both under 35 minutes from the front door and an easy drive over Rabbit Ears Pass will put you at Steamboat Springs Ski Resort's front steps. The whole area from Granby to Steamboat Springs is a very popular snowmobile area with Rabbit Ears Pass being one of the most notable areas. And of course, don't forget snowshoeing right on the property or on the easily accessed BLM.



## Recreational Activities

- Hunting Fishing
- Horseback Riding
- Hiking Biking
- Four Wheeling Boating
- Golfing
- Camping
- Snowshoeing
- Cross Country Skiing
- Downhill Skiing









# HUNTING

## IDEAL HUNTING PROPERTY FOR DEER, ELK AND BEER

Aspen Hollow retreat lies in GMU 28 which has excellent hunting opportunities for deer, elk, and bear.

Mule Deer hunting in GMU 28 is excellent and quality trophy animals have been harvested on the BLM by hunters staying at Aspen Hollow. All Mule Deer tags are draw only.

Odds for drawing a tag for any of the Mule Deer seasons with 0-1 preference points is very high.

Tags for elk in GMU 28 are also easily obtained. There are over-the-counter tags for:

- Antlerless and Either-Sex
- Archery tags Antlered 2nd and 3rd Rifle season tags

Tags for draw only muzzleloader and 1st and 4th rifle seasons are usually an easy draw with 0-1 preference points.

The ease of obtaining hunting tags for deer and elk make this an ideal property for a corporation that wants a corporate retreat where they can have hunt vacations, an owner that may have a large family that wants to hunt together or an owner that may want to cater to hunters as lodge accommodations.

### Hunting Opportunities

- Elk, Mule Deer, Beer, Turkey







RANCH MARKETERS

## CONTACT US

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