

# Callicotte Ranch: Lot Descriptions

| Lot:  | Size:    | Features & Description:   | Status    |
|-------|----------|---|-----------|
| Lot 1 | 4.022 AC | Welcome to Callicotte Ranch! Lot 1 is situated just inside the exquisite gated entry, adjacent to a 10 Acre Open Space Park featuring the development's prestigious 30' X 40' covered pavillion which includes a four-sided indoor fireplace, an outdoor firepit and a large water feature. Lot 1 is surrounded by open space, includes a meadow and is bordered by trees.  | Available |
| Lot 2 | 5.315 AC | A private lot, Lot 2 is nestled in the north-western corner of the development and backs up to a densely vegetated hillside. This lot has a magnificent unobstructed view corridor including Mt. Sopris, parts of the valley, and the development's pavillion & water feature. A lot with attractive features, views, and a large 'buildable' area, Lot 2 is one of the development's premier lots!   | Available |
| Lot 3 | 4.213 AC | Like its neighbor immediately to the north, Lot 3 is one of the development's premier lots. Similarly, Lot 3 includes magnificent views of Mt. Sopris, parts of the valley, the exquisite entry and the development's pavillion & water feature. A fabulous lot with plenty of open space, easy site access, and a large buildable area, Lot 3 is ready for your new custom home.   | Available |
| Lot 4 | 3.764 AC | Lot 4 is a uniquely situated lot; it is easily accessible either by Meadow Lane, Callicotte Ranch Dr. or Pinyon Lane giving the buyer many build opportunities. Situated on a gently rolling hillside, located across from the pavillion & water feature in direct sight line of the exquisite gated entry, this lot boasts approximately 50 feet of vertical gain and enjoys an impressive view corridor overlooking the adjacent 10 Acre Open Space Park. Lot 4 is a premier lot. | Available |
| Lot 5 | 3.066 AC | Lot 5 is one of the development's most 'private' lots. Situated on the Pinyon Lane cul-de-sac (which only serves lots 4, 5, and 6), Lot 5 is fully treed and lends itself to privacy within an exclusive community. Not withstanding its exceptional privacy feature, Lot 5 is situated to enjoy tremendous views of Mt. Sopris and the adjacent valley. This spectacular, unique lot will not last long!   | Available |
| Lot 6 | 4.696 AC | Lot 6 is situated between Callicotte Ranch Dr. and Pinyon Lane just across from the southern border of the development's water feature with a view of the pavillion to the north and Mt. Sopris to southeast. The lot is a heavily treed lot sitting next to an open space tract on its southern boundary. The gently rolling topography of this lot lends itself to numerous building opportunities.   | Available |
| Lot 7 | 6.590 AC | Lot 7 is nestled in the trees at the end of the Pinyon Lane cul-de-sac. A very private lot with an amazing view corridor, Lot 7 is one of the development's most secluded lots. Dense trees characterize this lot and provide the setting for a serene homeste situated among the pines backing to a lush hillside!   | SOLD      |
| Lot 8 | 9.284 AC | Lot 8, the largest lot in the development, is situated on the western border of the development off of Callicotte Ranch Drive. Lot 8 is characterized by its size and shape; large, long and narrow (respectively). Lot 8 contains the most secluded building site in the development; its building envelope sits to the rear of the lot, providing ample opportunity for a long driveway and a true mountain getaway tucked back among the 100 year old Pinyon Pines!              | Available |

# Callicotte Ranch: Lot Descriptions

|        |          |  |           |
|--------|----------|--|-----------|
| Lot 17 | 2.594 AC | Lots 16 & 17 are nestled just inside the southern entrance on the south side of Sopris Lane. Both lots are well established with ample vegetation and slope gently downward from front to back. Both lots will enjoy unrestricted view corridors and have large building envelopes.  | Available |
| Lot 18 | 2.527 AC | Lot 18 is located in the center of the development and is bordered by Sopris Lane to the north & west and Callicotte Ranch Drive to the south. This pie-shaped lot is gently sloped from north to south, well covered with trees, and situated to take full advantage of all view corridors with its large building envelope.                    | Available |
| Lot 19 | 2.647 AC | Lot 19, located in the center of the development, is situated with its topography and location to take full advantage of Mt. Sopris views. Lot 19 is bordered by Callicotte Ranch Dr. to the west and Sopris Lane on the east. Relatively flat and inviting development, this lot is ideal to situate your mountain cottage with fabulous views! | SOLD      |
| Lot 20 | 4.122 AC | Lot 20 is located on the western side of the development nestled between Callicotte Ranch Drive and a 4.7 AC open space tract. Dense tree cover and a gently sloping hillside makes this lot ideal for a private mountain getaway!   | Available |
| Lot 21 | 4.035 AC | Lot 21, situated on the western side of the development is nestled between Lots 20, 22, 23, and a 4.7 AC open space tract in a thickly forested portion of the development. Dense tree cover, topography, and privacy make this lot of the site's premier lots!  | Available |
| Lot 22 | 4.108 AC | Lot 22 is accessible on three sides from Callicotte Ranch Dr. as well as Sopris Lane with an excellent view corridor. Trees, views, and accessibility give this lot a high desirability factor.  | Available |
| Lot 23 | 3.037 AC | Lots 23, 24, 25 and 26 comprise the 'southwestern border' lots. All four lots are characterized by ample tree coverage, direct facing views of Mt. Sopris and a gently sloping hillside on the rear of the lots. These lots will be covered both for their unique setting and their extensive view corridor.                                     | Available |
| Lot 24 | 3.031 AC | Lots 23, 24, 25 and 26 comprise the 'southwestern border' lots. All four lots are characterized by ample tree coverage, direct facing views of Mt. Sopris and a gently sloping hillside on the rear of the lots. These lots will be covered both for their unique setting and their extensive view corridor.                                     | Available |
| Lot 25 | 4.158 AC | Lots 23, 24, 25 and 26 comprise the 'southwestern border' lots. All four lots are characterized by ample tree coverage, direct facing views of Mt. Sopris and a gently sloping hillside on the rear of the lots. These lots will be covered both for their unique setting and their extensive view corridor.                                     | Available |