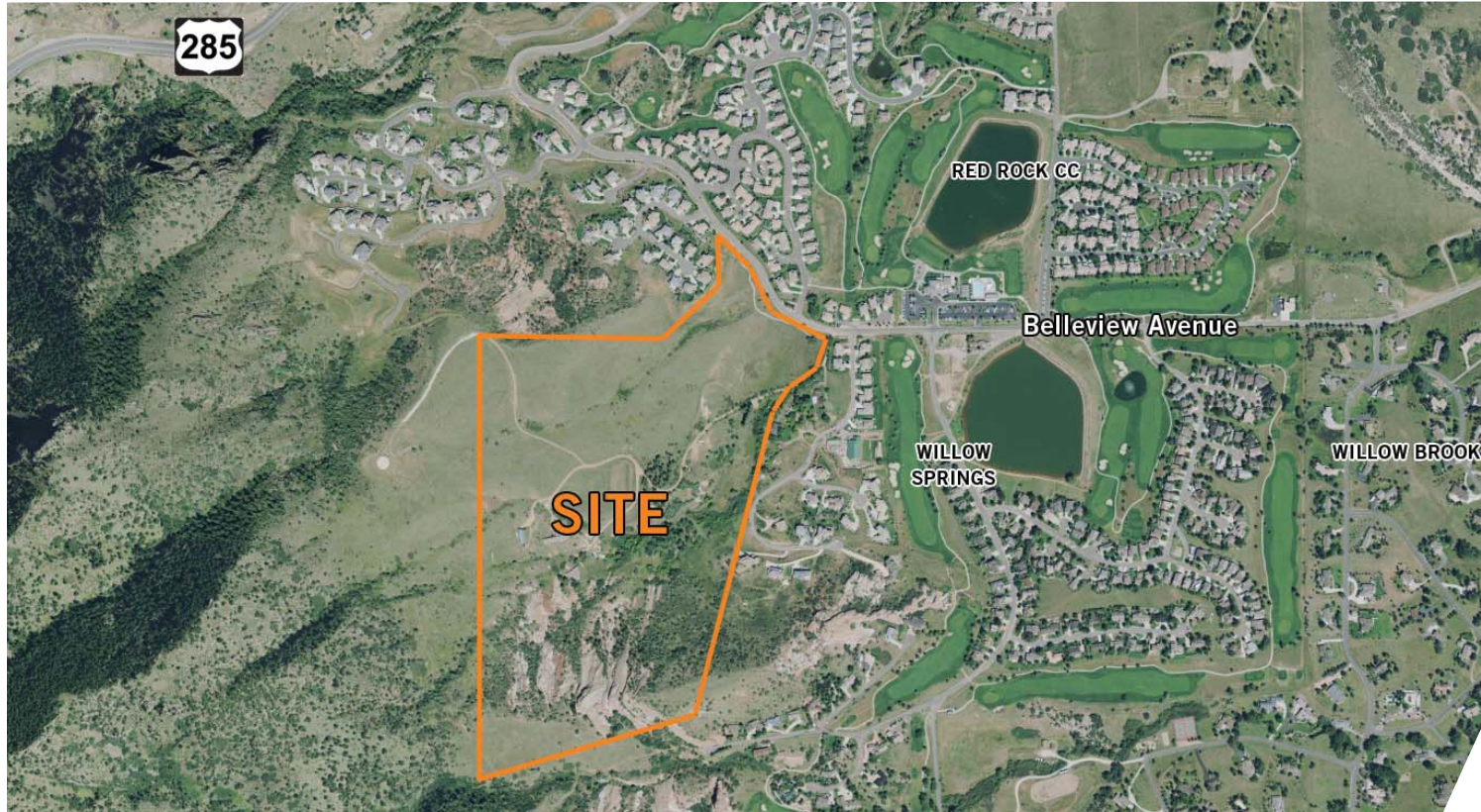


# THE TIDRICK ESTATE

Morrison, Colorado



For more information, visit [www.tidrickestate.com](http://www.tidrickestate.com)

## Access

A short drive east through the opening in the Dakota Ridge Hogback to C-470 and US-285 with easy access to I-70 or East-West Interstate and I-25 or North-South Interstate.

## Proximity to

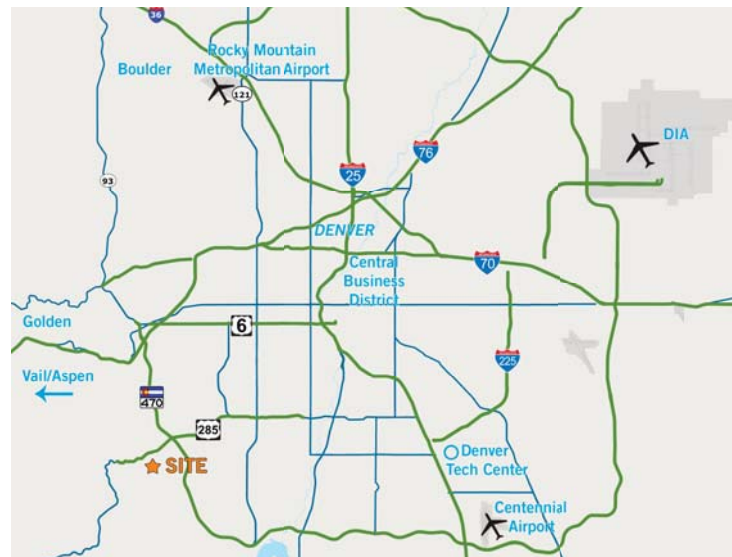
**Denver:** 20 minutes

**Denver International Airport (DIA):** 45 minutes

**Denver Technological Center (DTC):** 25 minutes

**Boulder:** 45 minutes

**Vail:** 90 minutes



Listing #21554

**Cassidy  
Turley** / Fuller  
Real Estate

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Turley** / Fuller  
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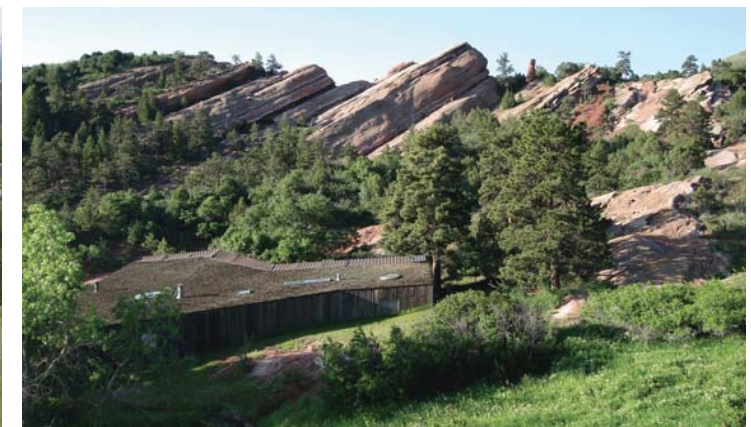
RESIDENTIAL ESTATE FOR SALE

# THE TIDRICK ESTATE

Morrison, Colorado



17000 West Bellevue Avenue



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.





## Location and Brief History

The site location for the property is a parcel nestled into the foothills near Morrison, Colorado. It is within 2 miles of the intersecting cloverleaf of C-470 and Hwy 285 (Hampton). It is unique for its feeling of seclusion and natural beauty while being only 25 minutes from downtown Denver. Located in a small valley bounded by dramatic red rock formations, the site slopes to the east with expansive views of Denver and The Plains.

This 84.705 acre property was originally the heart of a 2500 acre ranch that raised turkeys, dairy cows, and cattle. In 1948 the Willow Springs Ranch was sold and this property was held out and developed as a private club with a restaurant and bar. In 1970, the current owner purchased the property and has been a committed steward to the land. The subsequent construction of buildings to live, work, play and reflect have made the site ideal for spiritual, educational and wellness related consortiums for the last 40 years.



## Improvements

The Principle Residence is an 8,600 square foot spectacular “V” Shaped raised ranch style home built into the side of a gently sloping ridge. Designed and built in 1987, every room has dramatic views and the building features:

- Custom designed kitchen with two, triple-basin sinks, Wolf and Sub Zero appliances (2 refrigerators, freezer, and a nine-burner, stainless steel stove)
- 6+ bedrooms plus a master bedroom suite, each with their own loft area
- 3 large bathrooms with double sinks, tubs and showers
- Upper and lower family areas and dual dining areas
- Dramatic stone hearth/fireplace and 180 degree views of Downtown Denver

The Studio Home sits just below the main residence as a rustic and distinctive 3700 square foot trapezoidal structure offering a unique setting in which to live, create or entertain. It was constructed using all natural wood and stone, without one sheet of drywall anywhere in the structure. Additional attributes include:

- Open air design with large kitchen, dining and living areas and indoor, hot tub area
- Floor to ceiling windows allow interaction with the property's other inhabitants and unobstructed views to the South and East
- Main entryway features the original revolving door from the LaSalle Hotel formerly in Downtown Chicago
- One large bedroom or studio area, full bath and steam room

A Shop/Storage Building is located a short hike above the main residence and is a 3,200 square foot structure (approx 40' x 80') with:

- Dual, overhead doors (each 12' x 20')
- 14' clear ceiling (at highest point)
- 220V electric service, natural gas line, water and sewer

## Next Chapter

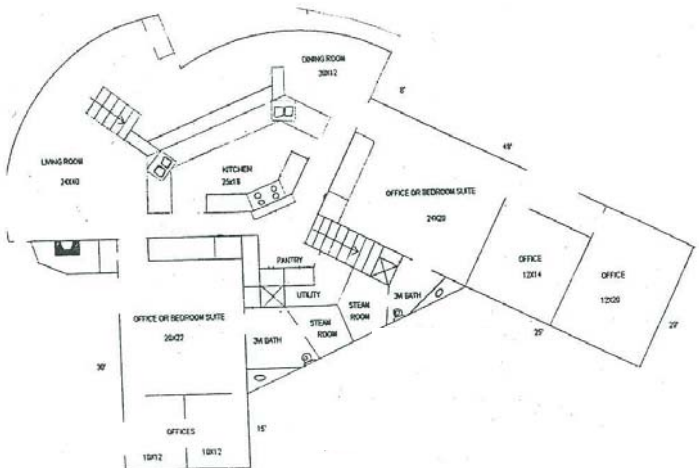
This offering, with its size, natural features and proximity to Denver has no equal in our marketplace. As a private multigenerational estate, the land and current improvements serve as a grand foundation from which a new vision can be implemented and enjoyed. The opportunity for a new owner to define the next 40 or more years of the property's stewardship and benefit from all that the land and location have to offer cannot be overstated.



## Principal Residence - Entry Level



## Principal Residence - Garden Level



## Studio

