

Features include:

- Bedrooms - 6
- Bathrooms (full) - 1
- Bathrooms (3/4th) - 3
- Bathrooms (half) - 1
- Square Feet - 4,132 sq. ft.
- Lot Size - 2.0 acres



8045 S Wagon Wheel Rd, Morrison, CO 80465

Remodeled Ranch & Guest House nestled on a Serene Wooded 2.0 Acre Site

\$1,250,000



Gorgeous 2 acre parcel ideally located on a serene, gently sloping site in the sought after Golden Meadow community. This quiet retreat has the rare advantage of having 2 homes providing genuine flexibility, featuring a remodeled main residence and an updated guest home offering a total of 4,132 finished square feet with 6 bedrooms and 5 bathrooms, arranged across two distinct living areas, ideal as either multi-generational living, guest house or rent out for an income producing opportunity.

The beautiful main home has been upgraded with fresh new interior and exterior paint and resilient plank vinyl flooring creating continuity throughout. Step into the bright and open floorplan with a vaulted great room with a cozy wood-burning fireplace, perfect for those chilly evenings and a glass slider leading out to the expansive wrap-around deck, ideal for relaxing and those summertime BBQs.

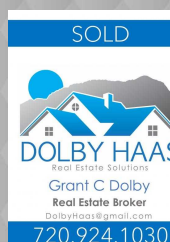
There's a dining area open to the gourmet kitchen, a chef's delight boasting all new stainless steel appliances including a gas range/oven and an electric wall oven, solid granite countertops, a large center island graced with waterfall edge countertop and breakfast bar seating, perfect for both a quick bite or entertaining.

This upper level has a generous sized primary suite, with 3 closets, including a walk-in closets, and a stunning upgraded private 3/4 bath, and 2 secondary bedrooms and a spa bathroom. There are 2 more bedrooms and full bath in the lower level along with a laundry room.

A standout feature is the fully legal, county approved 1,280 sqft ADU that lives like a true second home. Designed for comfort and independence, it offers zero entry access, and has an open layout with a living room and a full kitchen. The main level is completed with a bedroom, an en suite 3/4 bath and a laundry area. Upstairs is an unfinished loft area, and potential for a 2nd bedroom. There's a 1/2 bath and a new high-performance HVAC system. The finished oversized 1 car garage has an epoxy coated floor and is heated and cooled by the central HVAC unit.

Take advantage of the Class 4 impact-resistant roof on both the main house and the ADU, along with a radon mitigation system. Enjoy the best of Colorado living on the back patio or on the wraparound deck that invites views of your wooded property with ponderosa pines and aspen, and the foothills. There's a fenced area, 2 dog runs, and a private well. A generator adds peace of mind and a dedicated hot tub area is ready for you. There is available RV parking with 30 amp hook ups and black water dump access. Plenty of off-street parking with a level paved circular driveway. 3 heated garage spaces across both structures, including EV charging in the main garage.

Great location! Close to outdoor recreation with miles of hiking and biking trails just minutes away. And just 5 miles to shopping and dining in Conifer. Easy access to C-470 and Hwy 285 for convenient commutes to the metro area.



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