

2216 Rimrock Road | Grand Junction | CO | 81507

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[\$3,375,000]

For Sale



4 bedrooms | 2 & 1 half baths

Modern Prairie-style design inspired by Frank Lloyd Wright - Elegant, Energy Efficient, and Private

Picture yourself waking up and your first sight is the National Monument. The home is situated on 2.11 acres just outside city limits; this estate offers the rare combination of privacy and protected adjacency. A short walk connects you to the Redlands Loop and Jurassic Flats trail systems, tying directly into the renowned Lunch Loops network. With



Equal Housing. Information believed to be accurate but is not guaranteed

<http://2216rimrockroad.2seeit.com>

the kitchen and baths. The kitchen features two-tone cabinetry, GE Profile appliances, and a statement in-wall pizza oven from GE Monogram. A walk-through pantry includes a discreet "Costco door" for seamless unloading of groceries from garage. The 20-foot ceiling living room centers around the Orion Multi fireplace from Modern Flames, opening to a second floor reading loft. Enjoy your favorite beverage on the roof deck with views of the Bookcliffs and Grand Mesa. A dedicated pool room houses an 8x15 training pool with the Fastlane Pro current system from Endless Pools, insulated and engineered for efficiency, with a motorized safety cover and secondary drainage safeguards. Energy independence was thoughtfully integrated. A 12.6 kW solar array is installed on the shop, complemented by a natural gas backup generator. The property is positioned to approach or exceed net-zero performance. The detached 2,500 sq ft shop is a serious structure in its own right: insulated to residential standards, triple-pane windows, its own heat pump system, 200A sub-panel, reinforced slab for vehicle lifts, 2-10' and 1-12' rollup doors, a 3/4 bath, laundry hookup, and loft space. Whether for a car collection, creative workspace, or commercial-grade equipment, it was built without compromise. This is not simply a custom home. It is a thoughtfully engineered compound, architecturally intentional, performance-driven, and positioned in one of the area's most coveted outdoor corridors. With an expectation of durability, design integrity, and long-term value, this property delivers on all three. Don't miss your opportunity to purchase this one-of-a-kind estate!