

# FROM US TO YOU

Living in the mountains offers a sense of calm and connection to nature. The landscape includes tall pines, rugged peaks, and expansive skies, providing opportunities for outdoor exploration. The air is crisp, carrying the scent of pine and earth, while the evergreens create a canopy that shifts with the seasons. This setting can be considered more than just a residence, it can be viewed as a haven.

Neighbors have varied lifestyles. One couple owns a seasonal cabin and visits during the summer. The neighbors across the street built their stone home and often assist with various needs. Another neighbor works outside the area and is rarely seen. These neighbors influence the decision to stay or leave.

The home meets our size requirements and has a practical layout. It is used as a three-bedroom house, although one bedroom lacks a closet.

The location offers proximity to skiing, hiking, cycling, snowshoeing, and fly fishing. Boulder, Golden, Arvada, and Red Rocks are accessible within a 45-minute drive.

From the rooftop deck off the primary suite, there are views of the Continental Divide and occasionally the Northern Lights. The elevation of 8,400 feet keeps temperatures moderate.

Nearby Nederland is a mountain town, while Black Hawk and Central City have casinos and a mining history. Estes Park, Rocky Mountain National Park, Indian Peaks Wilderness, James Peak Wilderness, Brainard Lake, the Moffat Tunnel, Rollins Pass, and Eldora Ski Resort are close by.

Starlink high-speed internet service has performed well, with minimal downtime of about 20 minutes over the past three years. It operates reliably in various weather conditions, including wind, rain, and snow.

Gilpin County Recreation Center provides an indoor track, outdoor trail, exercise machines, weights, yoga room, classes, heated swimming pool, and waterslide. It is nearby and membership is affordable.

Finally, numerous wildlife species have been observed in the region, including foxes, moose, deer, elk, bunny rabbits and more.

