

# FROM US TO YOU

## A Sanctuary in the Mountains - Welcome to Moon Gulch

After years of living in some of the most remote and awe-inspiring corners of the world, we found something truly rare on a quiet ridge in Moon Gulch - a place that immediately felt like home. And we knew it, even in the heart of winter. With all our experience, we can say without hesitation: this is the most peaceful place we've ever lived.

From the first light of morning rising over Rollinsville Peak, quietly observed from the deck, to watching our children grow up exploring the wilderness right outside our back door - this home has been a haven. Trails begin just steps away, winding through pine forests and into the bordering National Forest. Our kids learned to mountain bike, ski, and backpack out to "the point" a scenic overlook less than a mile away, offering sweeping views of the James Peak Wilderness. Wildlife sightings are a near-daily joy: moose, deer, elk, and more.

If you're drawn to adventure, you'll find no shortage here. World-class mountain biking, hiking, climbing, and backcountry skiing are at your fingertips in every direction. And if you're a bird lover - you're in luck. The hummingbirds have claimed this place as their favorite stop, and we've been happy to share it with them.

The house itself was designed to welcome the natural world inside. Its open layout is bathed in sunlight year-round, thanks to passive solar design that keeps it warm even in the coldest months. The wood stove heats the home efficiently, with a cozy gas stove in the living room and a double furnace system ensuring comfort in every season. In the summer, cool mountain breezes drift through, bringing dreamy 70-degree days and crisp, refreshing nights. No wonder the city folk come up here to escape the heat!

We've often imagined this property as an idyllic retreat center - or simply the ultimate personal refuge. The upstairs bathroom features a luxurious soaking tub with views of the mountains, and a serene, light-filled space facing a picture window makes for an ideal yoga or meditation nook, office, or quiet reading lounge.

Despite its tranquil seclusion, the house is just a short walk to the heart of Rollinsville, a vibrant little mountain town. From wood-fired pizza and Wednesday locals' nights, to a family-friendly brewery and live music under the summer stars, the community here is warm, welcoming, and rich in character.

For skiers, Moon Gulch is on the "right" side of Eldora - just five minutes to the slopes without battling canyon traffic. Nederland is a quick 7-minute drive, and Boulder (35 min), Golden (45 min), Evergreen (50 min), and Denver (1 hr 15 min) are all easily accessible for a day trip or commute.

We feel incredibly fortunate to have called this place home. As we follow family to new adventures, letting go is bittersweet—but we know this special sanctuary is ready to welcome its next loving steward.

This isn't just a house. It's a rare kind of peace. A piece of wild Colorado. A true mountain home.

\*Information deemed reliable but not guaranteed

