

FROM US TO YOU

It's hard to say goodbye to Trout Dance Ranch—once called Heartbeat Ranch by its earlier owners—but we're thrilled at the thought of you starting your own chapter here. Nestled in the rugged beauty of Gilpin County, Colorado, this place has been our haven, our adventure, and the setting for our happiest moments. We can't wait to see what you'll name it and how you'll make it your own.

Inside our charming Red barns lies a floorpan of many different rooms and nooks. The kitchen has been the beating heart of this home. It's massive, with space to whip up big dinners or just kick back with friends over coffee or cocktails. We've hosted everything from holiday parties to laid-back barbecues, and it's always where everyone gathers. The primary bedroom suite is a nice oasis—spacious enough to stretch out, with two walk-in closets so we each have our own space. But the real treat? The spa shower. It's delightful, perfect for washing off the day after exploring the mountains or working in the shop. The rest of the house bends to whatever you need. The secondary bedroom space has been our music room, filled with guitar strums and recording sessions, but it's just as useful for hosting guests. Up in the lofts on either wing, we carved out our home offices, for work and creative projects. And when winter hits, the new wood stove in the great room has been a nice warming addition.

Step outside, and the land steals the show. The wetlands and woods are alive with energy, and we've logged countless hours wandering our “loops” through the trees, soaking up the diverse eco-system. For the wildflower lover, there is no shortage of rare and delicate native flowers, you will not be disappointed. The lake out front is quite the treasure. It's been such a gift to have our own private lake to enjoy. We've enjoyed floating in the boat and kayak, ice skating in the winter, and feeding the cutthroat trout that we keep hush-hush about. Without a doubt, *the lake has become the backdrop of our daily lives here*, and is what makes this property so unique.

The wildlife here is unreal. Moose stroll through like they're the landlords, especially in late spring when the calves are swimming in the lake or in fall during the rut when they are parading around. The artisan spring out back gives the freshest, crispest water you'll ever taste—better than any store-bought bottle. We've set up little sit-spots around the property for watching wildlife, reading a book or just chilling with the view. As a bonus, all of our dogs throughout the years here have enjoyed a fully fenced property, giving their human parents peace of mind. We can't say enough about this beautiful land.

We've had small camp fires and barbecues in the fire pit gazebo, and the treehouse we built out back is our secret spot. Sipping morning coffee or an evening drink on the treehouse deck, with the sounds of the land all around, feels like pure magic. Don't skip the fresh eggs from our chicken coop—we turned the old red tool shed into a coop, it's worth keeping up for the delight of fresh eggs for morning breakfast.

The upper lot, with its own address and well, is a blank canvas with a beautiful view. We got married under the pergola there, and it was a day we'll never forget. That spot's ready for your vision—a second house, a studio, or something totally your own. We always envisioned building a shop or a rental cabin up there.

Gilpin County has been good to us. The folks here are the real deal—always ready with a wave or a helping hand. The hiking trails go on forever, and the scenery is straight out of a postcard. You're less than an hour from Boulder, Arvada, Golden, or Evergreen, with four different canyons to take you to the Front Range. It's quiet but connected, the best of both worlds.

We're ready to pass Trout Dance Ranch to someone who'll love it as fiercely as we have. We're excited to hear what you'll call it and what stories you'll write here.

The Current Stewards of Trout Dance Ranch



*Information deemed reliable but not guaranteed