

# FROM US TO YOU

## Pineberry Lodge – A Rocky Mountain Retreat

When we first discovered this special valley in the Rocky Mountains of Colorado, we knew we had found a place worth sharing. Since 2012, Pineberry Lodge has welcomed countless guests as a beloved short-term rental, filling its rooms with laughter, creativity, and memories. Fully booked for years, it has been our joy to see families, scrapbookers, quilters, and groups of friends find inspiration and connection here.

And while Pineberry Lodge has been a thriving retreat for visitors, it's also a truly wonderful place to call home. With its generous spaces, peaceful surroundings, and a chicken coop already in place, it would be the perfect place to raise a family in the mountains—close to nature, yet still within easy reach of Denver. So, whether you are in search of a business opportunity or a peaceful personal place to land, this property offers both.

Step inside, and you'll see why so many fall in love with it. The craft room, brightened by generous windows, has been the heart of the lodge for years—filling with the hum of creativity and the glow of mountain light. When it's time to pause, guests curl up by one of the fireplaces or step out onto the deck to breathe in the crisp Rocky Mountain air, surrounded by ever-changing views.

The home is thoughtfully equipped for groups, with a full kitchen for shared meals, a cozy TV/DVD nook for movie nights, and a quiet living room perfect for conversations or simply listening to the stillness of the mountains.

Getting here is easy, even in winter, thanks to our county-maintained and snowplowed road. And while we love our neighbors, the property's sense of privacy and serenity is something we've cherished deeply.

The setting itself is pure Colorado. Just minutes from Golden Gate Canyon State Park, you'll find hiking, fishing, biking, cross-country skiing, and sledding right at your doorstep. White-water rafting in Clear Creek is only 20 minutes away, and for skiers, Eldora is a short drive, with Winter Park and Summit County's world-class resorts within reach for a perfect day trip.

For us, Pineberry Lodge has been more than just a property—it has been a place of joy, creativity, and connection. We know the next chapter of its story will be just as full of inspiration for whoever is lucky enough to call it their own.

Proud Owners of 220 Timber Road