

12922 N 66th St, Longmont - $1,750,000



General Highlights

- Gorgeous views of Longs Peak and Mount Meeker
- 15.2 peaceful, quiet acres near the end of a private road
- Near Lyons, Longmont, Boulder and Rocky Mountain National Park
- Beyond the main home and guesthouse, the property features a barn, spacious workshop, covered RV parking, pastures and gardens



Main House

- Updated ranch-style home with 3 bedrooms/ 3 baths
- 2,314 square foot main house with additional guesthouse
- Attached 3-car garage (plus covered RV parking near the workshop)
- Cherry and engineereed hardwood flooring
- Remodeled main house including kitchen and baths
- Kitchen includes granite counters, stainless appliances, & breakfast bar
- Updates include windows, exterior stucco, Class 4 hail-resistant roof, furnace, AC, gas stove in living room, pergola and front door
- Ensuite primary bedroom with updated ¾ bath
- Ensuite second bedroom with updated ½ bath
- Kohler generator transfer switch installed, allowing easy connection to backup generator power during outages (generator not included)



Guesthouse

- Guesthouse with living room, dining area, kitchenette, ¾ bath and upstairs bedroom
- Perfect for guests, caretakers and hobbies
- Fenced children's play area between the houses

Levi Nagy - Broker Associate
729-893-0123
levi@live.com

Kari Basey - Broker Associate
303-827-5608
karibasey@gmail.com

Tucker Group Real Estate
Powered by LOKATION REAL ESTATE






Horse Amenities

Horse Barn

- Horse barn improvements include new roof, framing, trusses, rafters and electrical work
- Tack room
- Hay and feed storage
- Manual overhead barn door
- Cross ties for grooming and horse care
- Electrical controls for fencing
- Chicken house (approx. 12'x8') with electricity

Paddocks and Horse Stalls

- Two existing horse stalls with potential to reconfigure the space for up to 4 stalls
- Two cross-fenced paddocks
- Shared water tank serving both paddocks

Pastures and Hay Production

- Three grazing pastures
- Established grazing areas suitable for rotational pasture management
- Kencove four-wire electric fencing surrounding pastures and paddocks
- One approx. 8 acre hay field
- Seller estimates approx. 300 bales of hay anuallly with minimal maintenance and 1,200 bales with fertilization and irrigation

Horse Trailer/RV Parking

- Convenient covered parking for a horse trailer, recreational vehicles, and/or farm equipment
- Dedicated 30-amp RV electrical
- Additional electric outlet nearby

Exterior Features

Workshop

- Detached workshop with second-level work and storage space
- Chain hoist for equipment handling
- Electric cable lift to second floor
- 220-volt electrical service
- Exhaust fan
- Automatic operated overhead door

Scenic Grounds

- Large lush grass area with mature Aspen, evergreens and deciduous trees
- Fenced vegetable/fruit garden with raised beds
- Perennial rasberries, strawberries, blackberries and grapes
- Orchard with young peach, pear, apple and plum trees
- Fenced dog run adjacent to the home
- Boulder County wildfire management certification
- No HOA land use restrictions

Irrigation

- ⅛ share transferable Palmerton ditch rights
- Includes 22 irrigation pipes, each 30 feet long
- Lawn irrigation system with 15 zones across 4 areas
- Vegetable garden and fruit orchard irrigated with district water

Information deemed reliable but not guaranteed.

TUCKER GROUP
Real Estate
Powered by LOKATION®