



T Bar 3 Ranch
Placerville, Colorado



1050 Posey Road

Wilson Mesa

The T Bar 3 is a 70+ acre lifestyle ranch located on highly acclaimed Wilson Mesa and just 25 minutes from the world renowned Telluride Ski Resort. The centerpiece of the T Bar 3 is a brand new, custom built, 5-bedroom, 5 bath home with an anticipated completion date of December 2022. The home's knoll-top location is accentuated by unobstructed 360 degree mountain views, from Wilson Peak and Mt. Wilson, to the Dolores Range and Little Cone, all the way to the San Sophia Ridge and Telluride Ski Resort. With reclaimed and historic finish materials dating back to the 1880's, the home is a combination of rustic elegance and a modern yet refined contemporary aesthetic.

Multiple walls of floor to ceiling glass and steel encapsulate the indoor/outdoor liveability, intentionally designed to compliment the home's National-Park-like setting. Meticulously designed for the utmost in modern western lifestyle, the home boasts a 4,250s.f. main house, 730s.f. garage, 960s.f. barn and 1183s.f. of outdoor patio space. An open kitchen, dining, and massive great room flows seamlessly into the fully integrated outdoor patio, equipped with beverage center, built-in grill, indoor/outdoor fireplace and hot tub. Every aspect of the home is scrupulously positioned to maximize views and soak in dramatic mesa-top sunsets. Two contiguous, but separate 35.1 acre parcels (1050 Posey Rd. and 973 Posey Rd.), each with separate wells and septic systems, create the flexibility of owning a multi-generational family compound. The surrounding Elk Creek Road, Fall Creek Road and Silver Pick Road are all maintained year round by San Miguel County.

\$8,998,000







Exterior Materials



Dark metal roofing



Loewen metal clad glazing



Exposed timbers



Natural stone



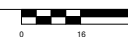
Barnwood siding







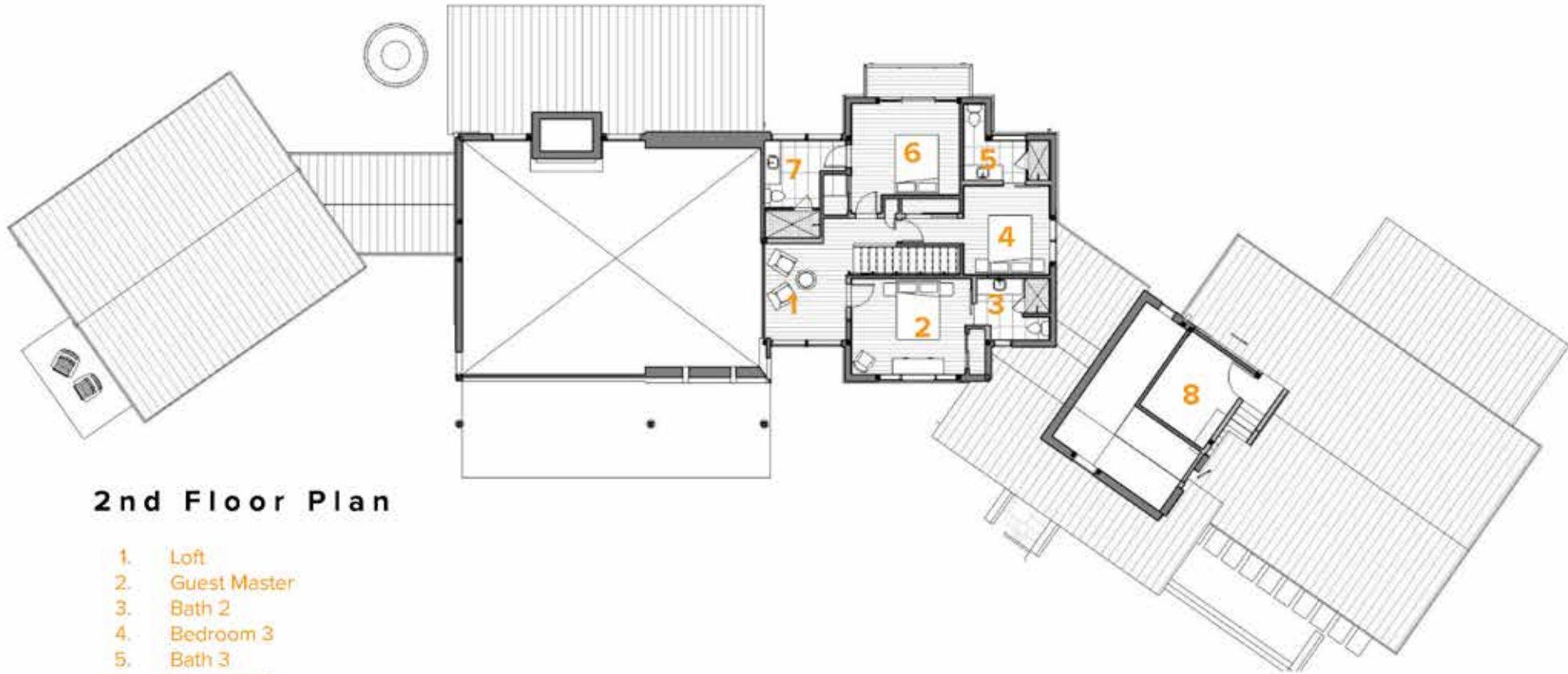






1st Floor Plan

1. Master Bedroom
2. Master Bath
3. Master Closet
4. Master Bridge
5. Living Room
6. Dining Room
7. Kitchen
8. North Porch
9. South Porch
10. Pantry
11. Den
12. Powder Room
13. Foyer
14. Entry porch
15. Mudroom
16. Laundry
17. Garage
18. Carport



2nd Floor Plan

- 1. Loft
- 2. Guest Master
- 3. Bath 2
- 4. Bedroom 3
- 5. Bath 3
- 6. Bedroom 4
- 7. Bath 4
- 8. Mechanical

INTERIOR FINISHES



Antique Barnwood
Ceiling Liner



Hand Hewn Beams,
Rafters & Posts



Antique Oak Wood
Flooring



Select Interior Wall
Finish Detail

KITCHEN FINISHES



Concrete Counters



Backsplash



Cabinets

MASTER BATH FINISHES



Bathtub



Alder Cabinetry



Shower Walls



Floor



Concrete Counters

GUEST BATH FINISHES



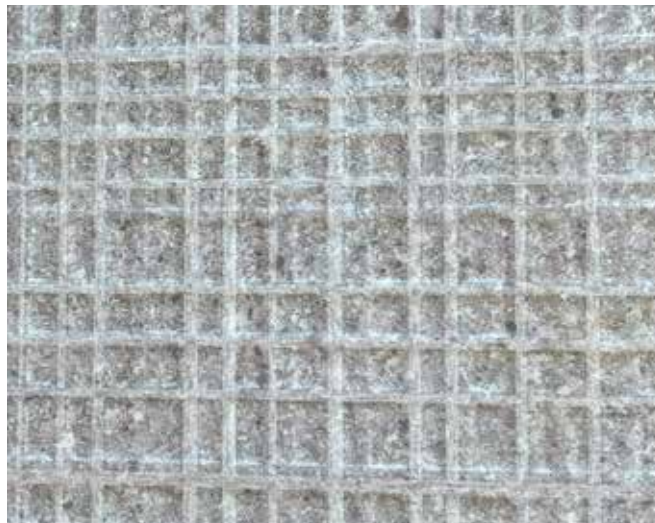
Bathroom 2 Shower Wall



Cabinetry



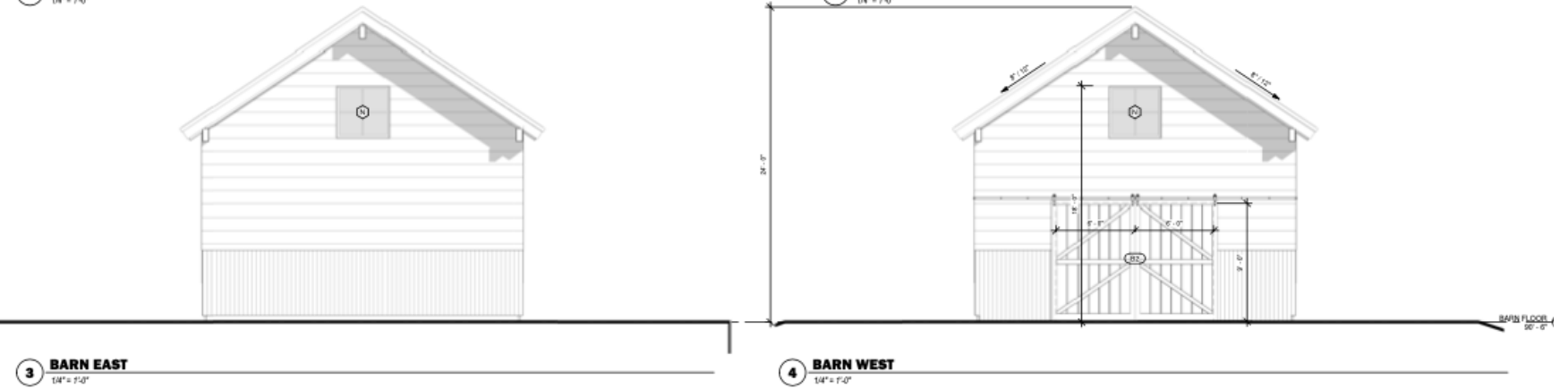
Bathrooms 3 Shower Wall



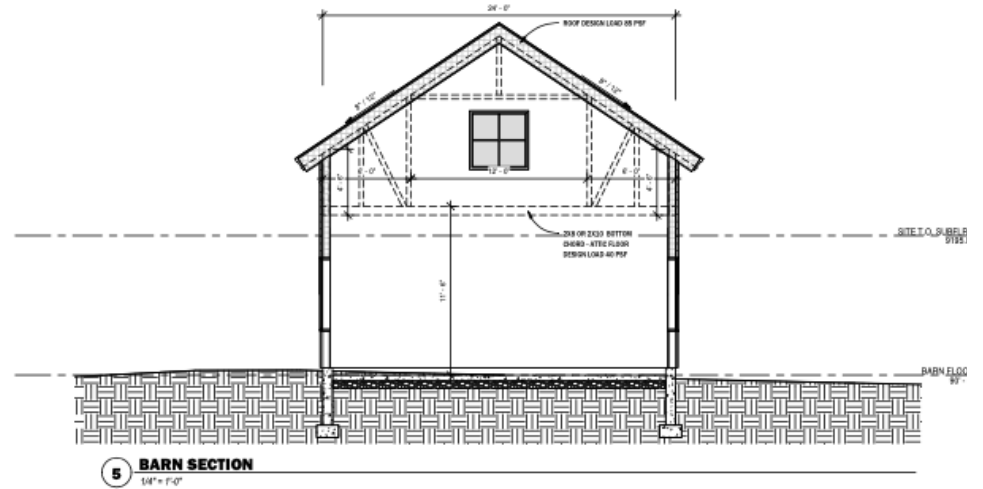
Bathroom 4 Shower Wall



Concrete Counters



6 BARN 3D





DETAILED SPECIFICATIONS

[Construction Plans](#)

[Plumbing Specs](#)

[Appliance Specs](#)

[Tile Specs](#)

[Furniture Package](#)

SYSTEMS

- Two 1500 gallon cisterns for water storage
- Water filtration system with UV backup and reverse osmosis
- Sonos
- Hot tub
- Fire suppression system

INTERIOR DESIGN

- Lutron automated lights/shades
- Locally harvested Comanche and Wildhorse Colorado moss rock
- Loewen windows and doors
- Hand hewn reclaimed barn timbers from Ohio for custom ceiling detail in kitchen, fireplace mantels, stair treads, master bedroom head wall, ceiling liner throughout
- Steam shower in master bathroom
- Chef's pantry/prep kitchen
- Custom built cabinetry, vanities, mud room/laundry/pantry cabinets
- Custom built concrete countertops
- Wolf/Sub Zero appliance package
- Fully furnished

OUTDOOR LIVING

- Outdoor wood burning fireplace; built-in propane grill and beverage station
- Outdoor shower
- 960 s.f storage barn
- Western ranch-style fencing

THE PROPERTY

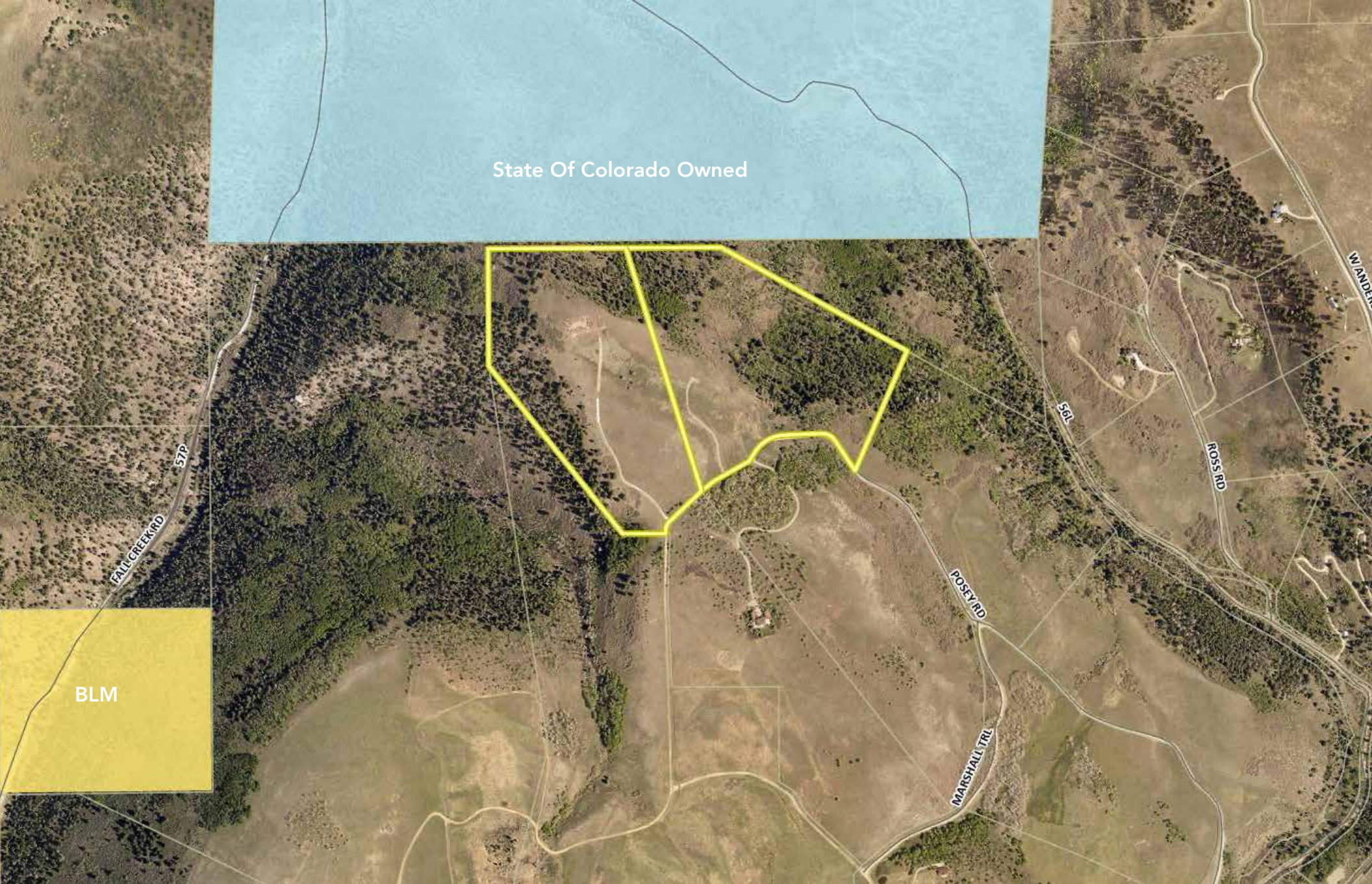
- Multi-generational recreational ranch/family compound comprised of two 35-acre lots, each with their own existing well (including cistern) and septic system already installed
- National Park type 360 degree views - Wilson range, Dolores range, Little Cone, down valley, Telluride Ski Resort, entire San Sophia range to the north including Mt Sneffels
- No HOA
- No transfer tax/assessment

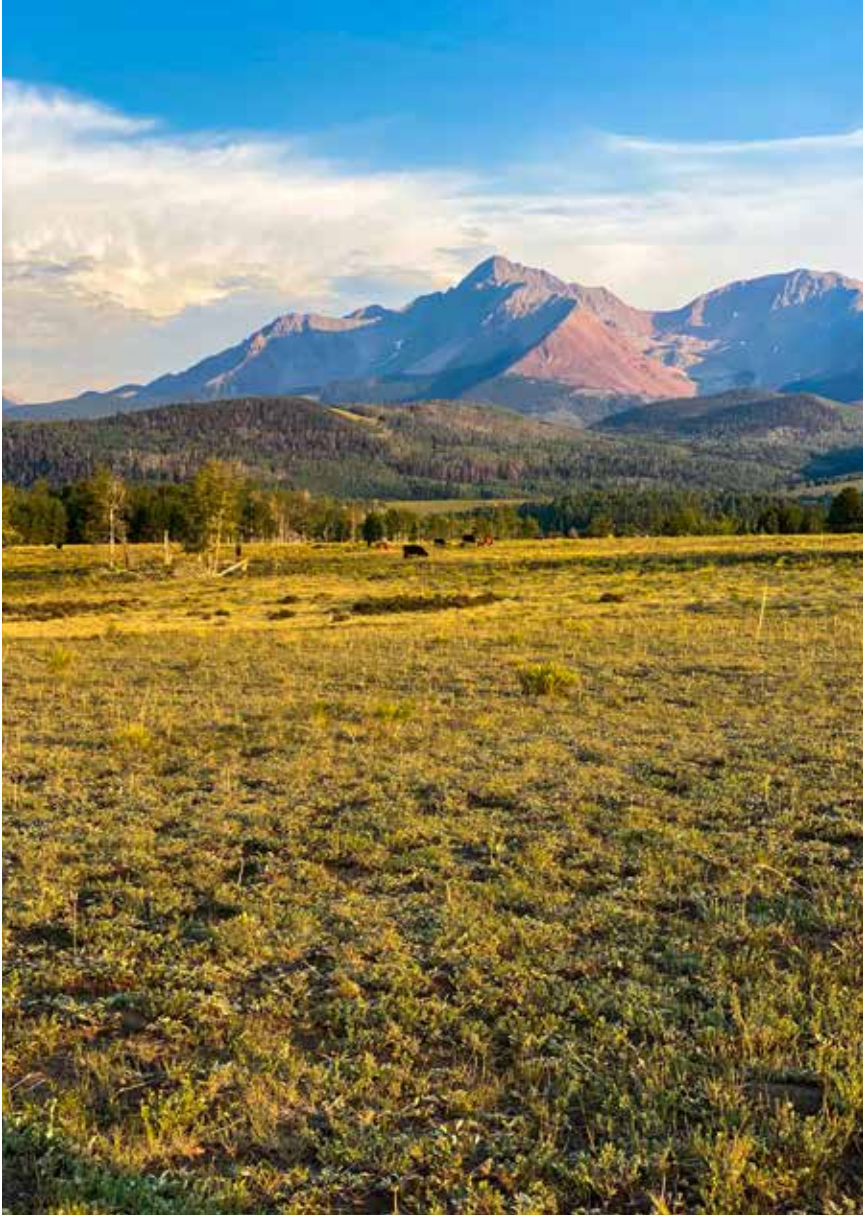
RECREATION & WILDLIFE

- "Wilderness preserve" with abundant elk, mule deer, turkey, fox, bear, coyote, and dusky grouse
- Close proximity to Woods Lake and thousands of acres of National Forest - hiking, mountain biking, 4x4 trails, nordic skiing, snowmobiling, dirt biking on acclaimed Wilson Mesa trail
- Flanked on two sides by alpine trout streams; close proximity to dozens of wild trout streams and the San Miguel River
- Combination of rolling open meadow, mature Aspen and Fir trees create ideal habitat for trophy elk in highly coveted Unit 70
- Ideal setting for grazing horses with ample paddock/corral space on over 70 acres
- Ability to hunt on the property









Price: \$8,998,000

Architect: Jordan Architects

Acreage: 70.2

House Square Feet: 4,250

Deck/Patio Square Feet: 1,183

Bedrooms: 4 + Multiple Flex Spaces

Bathrooms: 4.5

Views: 360° - Wilson, Dolores Peak, Little Cone, Sneffels Range, Ski Area

Year Built: 2022

Parking: 2-Car Garage (730 s.f.) Plus Carport

Barn Square Feet: 960