



1044 SOUTH  
GRAPEVINE RD.  
\$1,500,000

### PROPERTY HIGHLIGHTS

- 2 separate living units
- Acreage
  - 10 Acres
  - Vineyard, bee hives, walking trails, volleyball court, fenced pasture, chicken coop
- Panoramic foothills and city views
- 40x60 steel outbuilding
- 2 additional outbuildings (loafing sheds and/ or storage)
- Private domestic well for household and agricultural needs
- Minutes from I-70
  - Less than 30 minutes to downtown Denver
  - 40 minutes to DIA
  - 10 minutes to downtown Golden
  - Enjoy clear creek river activities and plenty of shopping and restaurants!
  - 30 minutes to Loveland Ski Resort
  - Less than an hour to Winter Park, A-Basin and Keystone



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Colorado Foothills Living  
IT'S ABOUT A LIFESTYLE

**BERKSHIRE HATHAWAY** HOMESERVICES | ELEVATED LIVING REAL ESTATE

GOLDEN, COLORADO

4 BED | 3 BATH | 10 ACRES

*Rural serenity and urban convenience  
in the foothills.*

**BERKSHIRE HATHAWAY**  
HOMESERVICES

ELEVATED LIVING  
REAL ESTATE

1044 S GRAPEVINE ROAD | GOLDEN, THE COLORADO FOOTHILLS

4 BED, 3 BATH | 10 ACRES | OFFERED AT \$1,699,900



### *Welcome to 1044 South Graperine Road*

Nestled in the foothills just west of the city, Golden Ranch offers an extraordinary blend of rural serenity and urban convenience. With an expansive 10 acres, this property features a harmonious mix of wooded groves and open meadows, with sweeping views of the mountain valley and twinkling city lights after dusk. The 2,400 sq ft residence includes 4 bedrooms and 3 bathrooms, thoughtfully designed for flexible living. Currently configured as 2 separate rental units, the home features a second kitchen in the walk-out basement, ideal for a guest suite, in-law quarters, or continued rental income. Expansive windows capture breathtaking sunrises, filling the home with natural light and inspiration. For those with hobby-farm dreams, the property includes over 4 acres of fenced pasture, a 40x60 steel outbuilding, and 2 additional outbuildings for equipment and feed storage. And don't miss the 170-vine irrigated vineyard complete with bee hives for pollination—perfect for aspiring vintners or those seeking a rustic, agrarian lifestyle. Enjoy private walking trails through the wooded areas, or gather with friends for a game on the sand volleyball court. A private domestic well secures ample water for both household and agricultural use. Golden Ranch is just 3 minutes from I-70, 10 minutes to downtown Golden, 25 minutes to downtown Denver, and 40 minutes to Denver International Airport—offering the perfect balance of peaceful seclusion and easy access to city amenities. With a proven rental history—including short-term rentals on the upper level, long-term tenants on the lower level, and a separate workshop lease—this property is a versatile investment opportunity.

*Whether you're looking to cultivate a vineyard, raise livestock, generate income, or simply enjoy a nature-rich lifestyle, Golden Ranch is a place where dreams take root. Looking for more information on the property? Scan the QR code to take you to the property's landing page!*

