



1044 SOUTH
GRAPEVINE RD.
\$1,480,000

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** | ELEVATED LIVING
HOMESERVICES 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 \$1,480,000



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!

