

9 Mummy View Ct. Property Description

If you're looking for a slice of heaven in the Northern Rocky Mountains...this is it! This move-in ready house sits on 4.5+ acres at an elevation of just over 7,200 ft and is bordered by greenbelt, state land and Roosevelt National Forest. No one can build between your back deck and one of the best unobstructed snow-capped views of the Mummy Range in the Medicine Bow Mountains located in the northern part of Rocky Mountain National Park!

The house... has a spacious and airy feel to it with lots of windows and vaulted ceilings, and 9-foot ceilings elsewhere, and includes a master suite upstairs, a bedroom on the main floor, and a 2nd suite and 4th bedroom in the walkout basement. There are 3 full baths – one on each level.

The master suite has his and hers closets, new red oak flooring and a private balcony, and the master bath has been updated with a large, water and air jetted tub with mood lighting above and in the tub, heated tile flooring, an oversize shower with glass doors and has a laundry chute to the laundry room in the basement.

The main floor includes great room with lighted art nooks and a large rock fireplace, kitchen with new quartz countertop, breakfast nook and separate dining room, all with vaulted ceilings and red oak flooring which was recently refinished. The main floor bedroom has new carpet, a walk-in closet, and a private door to the deck. The office has new flooring and could be used for a 5th bedroom for a small child or a nursery.

The basement is very open and airy as well with 9-foot ceilings and lots of windows on the walkout side, a door to the patio, new carpet throughout, and includes a 2nd living room, rec area, laundry room, a bedroom suite with walk-thru closet, a 4th bedroom with walk-in closet and a full bath with new flooring.

The oversized garage... has plenty of room for all your toys with 6 bays (3 wide and 2 deep) and the floor has recently been painted and sealed. The garage also houses a 2,000-gallon water tank and pump that could be hooked up for landscape irrigation. There is an unfinished, approximately 1200 sqft room over the garage that has electrical and a small bathroom roughed in. You could finish it to your choosing to make a workshop, studio, mother-in-law apartment or???

The property...is surrounded on three sides by greenbelt, which then borders state trust land and national forest. The well is approximately 340 ft deep, has great tasting water and has never gone dry. The driveway was re-rocked a couple of years ago. This property is designated a horse property with the county and could have two horses on it. The house and garage roofs have been recently inspected and are in great shape and the septic system has been inspected and certified.

If you're a hunter, you can walk out 100 or so yards from the back of the house and cross the fence onto the Stephens Gulch State Trust land which is huntable and Roosevelt National Forest beyond that. Deer are commonly seen grazing in the yard and in the meadow just off the back deck and herds of 25+ mule deer have been seen multiple times.

The area...

Red Feather Lakes Village is a charming, quaint little mountain town a few miles away with dirt streets, a Post Office, The Trading Post and Red Feather Super where you can pick up some grocery and other items, a couple of restaurants, an Ace Hardware and other small businesses, and nice folks.

Wildlife viewing abounds with deer, elk, fox, coyote, bobcats, marmots, bald eagles, golden eagles, hawks, turkeys, and blue mountain grouse. There are numerous bear sightings every year and mountain lions are seen in the area as well. There is a small resident herd of Bighorn sheep about 5 miles away in the Cherokee State Wildlife Area and they have been seen along Red Feather Lakes Road approaching McNey Hill in the winter. Moose have been spotted in Glacier View Meadows as well and are routinely seen in and around Red Feather Lakes.

You can fish for trout in one of the three small, stocked lakes in Glacier View Meadows, and in West Lake, Dowdy Lake, or Bellaire Lake in the national forest, and the Cache Le Poudre River is a mile hike from the back deck. Work on the new Glade Reservoir to be located in the valley north of Ted's Place on US 287 (about 30 minutes away) is slated to begin this year and will be slightly larger than Horsetooth Reservoir. Recreation in and around the reservoir will include boating, hiking, fishing, and camping.

There are numerous hiking trails in the area, riding trails for horseback riding, a couple of dude ranches with stables, dirt bike and mountain biking, a plethora of forest service roads for 4-wheeling and OHV vehicles.

Whitewater rafting, canoeing, and kayaking can be done in the Cache Le Poudre River, and canoeing, paddle boarding, and kayaking in most of the local lakes as well.

Camping opportunities are plentiful with developed campgrounds near Red Feather Lakes and along the Cache Le Poudre River and dispersed camping in the national forest.

The Commute...if you are one of the lucky ones who either doesn't need to work or can work from home – congratulations! You've hit the lottery! For the rest... Ft. Collins is an easy 45-minute drive, Cheyenne, WY is an hour away and for those lucky few (tongue firmly in cheek) who air commute to work like I did for several years, DIA is about an hour and 45-minute drive away. Construction on express lanes on I-25 will soon be completed, making that drive even better!

In summary... If you are looking for an extraordinary place to call home or can afford an awesome vacation home, with 300+ days of sunshine, spectacular views of the Northern Colorado Rocky Mountains, dark starry nights, abundant wildlife, and neighbors who look out for and help each other, this may be the place for you. I have enjoyed this property and the folks who live on the mountain for the past 15 years and now it's time to move on to another chapter in my life.

There aren't many places up here like this and they don't come up for sale very often... don't miss out on this one. As one of my mentors used to tell me, "Don't say no until you know what you're saying no to!"