

The River House - Somerset
30680 County Road 12
Somerset, CO 81434

\$4,500,000
146± Acres
Gunnison County



The River House - Somerset
Somerset, CO / Gunnison County

SUMMARY

Address

30680 County Road 12

City, State Zip

Somerset, CO 81434

County

Gunnison County

Type

Ranches, Residential Property, Riverfront

Latitude / Longitude

38.936095 / -107.356702

Dwelling Square Feet

8,637

Bedrooms / Bathrooms

8 / 5

Acreage

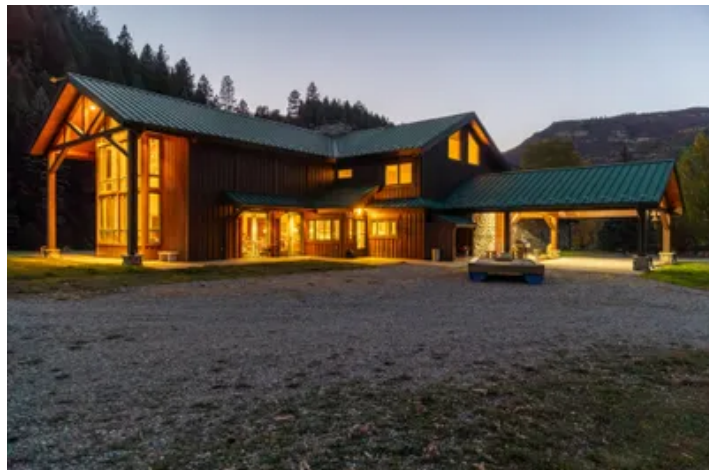
146

Price

\$4,500,000

Property Website

<https://aspenranchrealestate.com/property/the-river-house-somerset/gunnison/colorado/92789/>



PROPERTY DESCRIPTION

Colorado Riverfront Home for Sale - Mountain Luxury Estate

Property Overview

The River House in Somerset, Colorado, stands as a distinguished mountain property blending rustic charm and modern sophistication. Set in a stunning location at the headwaters of the North Fork of the Gunnison River, this luxury home offers a spacious, well-built luxury home for families and groups, and wilderness access on 146 private acres. Adjacent to The River House is the Kebler Corner campground and RV park, owned by the same family.

Key Features

- 146 total acres bordering National Forest and BLM lands
- 8,637 square feet of living space
- 8 total bedrooms--5 bedrooms in the main house + caretaker's 1-bedroom apartment + Marcellina cabin's 2 bedrooms
- 7 total baths
- 5-car garage totaling 1,736 square feet
- 1-acre pond with senior water rights
- Over 1,200 feet of river frontage on Anthracite Creek
- "Marcellina Cabin" guest house log cabin with 1 bedroom, 1 bath downstairs + upstairs loft with 2 beds
- Year-round access via paved roads
- Immediate access to hiking, biking, fishing, horseback riding, and big game hunting in Colorado GMU's 53 and 521
- Convenient proximity to Paonia and nearby communities, combining accessibility with a sense of seclusion

Colorado mountain retreat is suitable for groups, corporate retreats, events

For the buyer seeking a corporate retreat or event center, **The River House** is a great fit. It has ample room for board meetings, events, weddings, and family retreats, plus plenty of adjacent lodging at the Kebler Corner RV Park, which has a number of guest cabins and ample RV spaces. Access is easy from County Road 12, which is very close to Colorado Highway 133.

A Stunning Location in Western Colorado—The River House is Between Aspen and Crested Butte

One of the prettiest drives in all of Colorado is Kebler Pass between Aspen and Crested Butte, with a grove of stately aspen trees that's known as the largest living organism on Earth. The River House sits just south of Paonia Reservoir, above the confluence of Muddy Creek and Anthracite Creek, which come together to form the North Fork of the Gunnison River. Gunnison County Road 12 takes off from Colorado 133 just above the confluence and takes the adventurer on a stunningly scenic 31-mile journey into some of Colorado's most scenic wilderness, culminating in one of Crested Butte, one of Colorado's most famous ski towns. To the north, McClure Pass is about 10 miles distant, which drops down alongside the Crystal River into Marble, Redstone, and Carbondale, all famous mountain towns in their own right, and then another hour of travel brings the traveler to Aspen or Glenwood Springs.

Colorado luxury estate has river frontage, fly-fishing, elk and mule deer hunting in GMU 53 and 521

The River House is that rare Colorado estate that is surrounded by public lands on three sides, offering exclusive access to thousands of acres of BLM and US Forest Service lands. Anthracite Creek, which is known as an excellent trout stream, flows through the center of the property. The property is actually split between GMU 53 on the west side of Anthracite Creek and GMU 521 on the east side. The former World Record Elk taken by John Plute was harvested at the head of Dark Canyon, just a few miles up the valley from the River House. Hunting is excellent for trophy elk, mule deer, bear, grouse, and turkeys, and fly-fishing on the Anthracite can be very lively for chunky rainbow trout, not to mention the stocked pond in front of the main house. A well-built bridge across Anthracite Creek leads to a good access road up to the Upper Meadow, which grants access to thousands of acres of US Forest Service lands comprised of aspens, oak brush, Douglas fir, and open meadows—excellent big game habitat.

Co-Listed & Marketed with:

Jon Adams, Broker/Owner

Mossy Oak Properties

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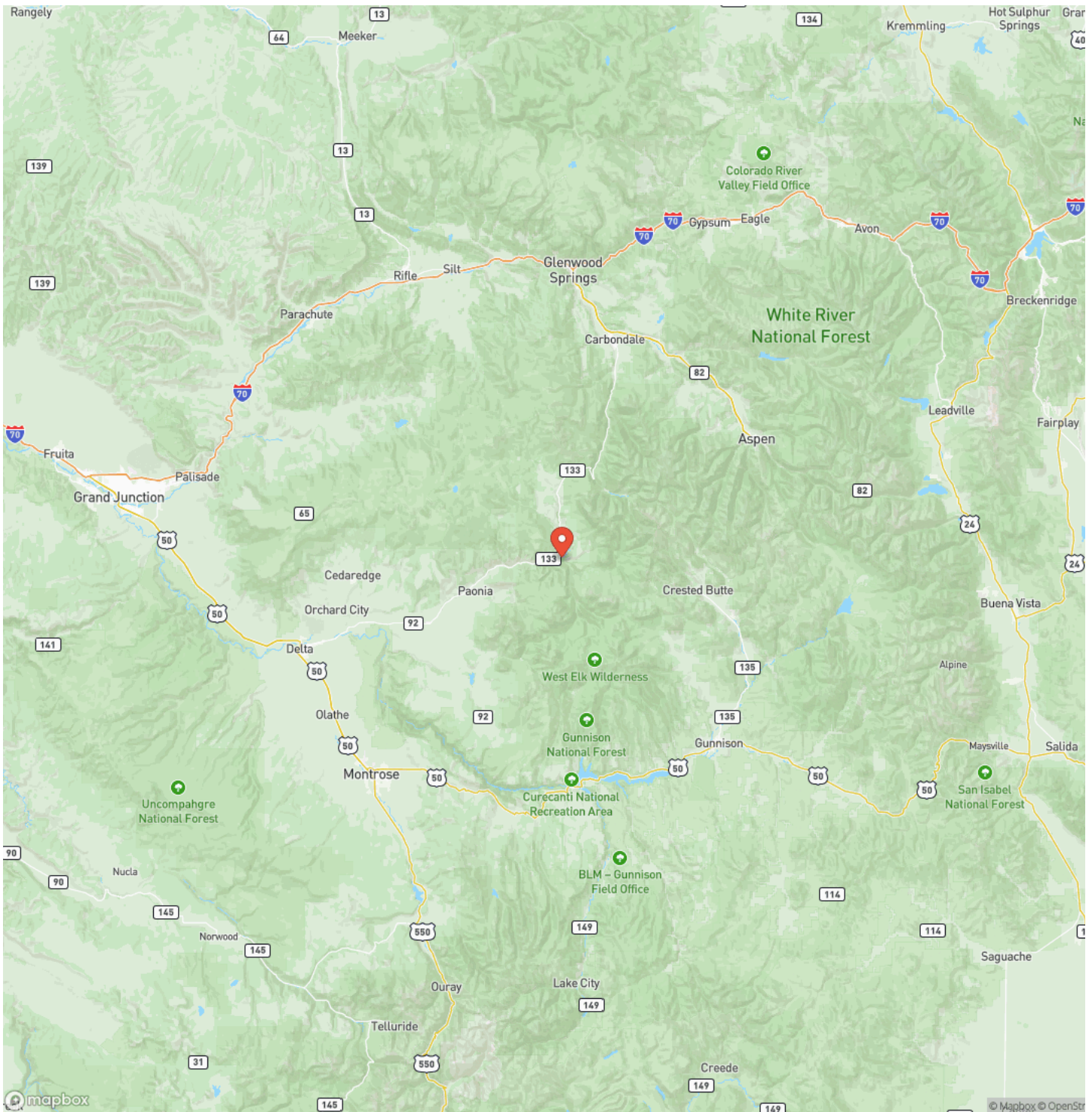
The River House - Somerset
Somerset, CO / Gunnison County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

31428 Highway 92

City / State / Zip

Hotchkiss, CO 81419

NOTES

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