



**\$5,100,000**

## **JOUFLAS RANCH 325 ROAD, WOLCOTT, CO, 81655**

<https://resortdevelopmentmarketing.com>

Exuding the charm of an authentic Tuscan villa, this architectural masterpiece sits gracefully on 10 forested acres in the exclusive, gated enclave of Travis Creek. The residence's distinctive design features two striking curved wings, each with dramatic walls of windows that capture breathtaking views and bathe the interior in natural light. A grand elevated walkway serves as a stunning bridge between the welcoming main living space and the secluded primary suite, offering both architectural drama and a sense of retreat. Meticulous stonework, elegant arched lines, and generous use of glass create a seamless connection to the surrounding landscape, while providing every modern comfort. Impressive, sweeping curved façades with expansive window walls embrace the forested setting. Open-concept living spaces highlight soaring ceilings and panoramic vistas. Multiple outdoor living and entertaining areas, including patios, fire pits, and lush lawns. Thoughtfully placed for year-round enjoyment, whether entertaining or seeking tranquility. Located just minutes from Edwards, with world-class skiing and easy airport access close by, this is one of the area's finest homes—a rare opportunity to experience unmatched character and quality in the Colorado Rockies. Truly, a showpiece that must be seen to be fully appreciated.

- 5 beds
- 5 baths
- Single Family Residence
- Residential
- Active



**Jack Affleck**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Floors:** 1 floor

**Year built:** 2006, 2006

**Agent Full Name:** Jack Affleck

**Lot Size Acres:** 10.2 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 3 half baths

**Lot size:** 10.2 sq ft

**Subdivision Name:** Travis Creek Sub

**Bathrooms Full:** 5

**Zoning:** Residential

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## Building Details

**Building Area Total:** 6954 sq ft

**Sewer:** Septic System Approved, Septic Tank

**Stories:** 1

**Foundation Details:** Concrete Perimeter, Poured in Place

**Floor covering:** Carpet, Stone, Tile, Wood

**Construction Materials:** Frame, Stone, Wood Siding

**Heating:** Propane, Radiant

**Roof:** Metal

**Levels:** Two

**Parking:** 8

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## Amenities & Features



**Laundry Features:** Gas Dryer Hookup, Washer Hookup

**Utilities:** Cable Available, Electricity Available, Propane, Satellite, Snow Removal

**Parking Features:** Attached Garage, Surface

**Garage Spaces:** 3

**Appliances:** Built-In Gas Oven, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, Washer/Dryer, Wine Cooler

**Lot Features:** See Remarks

**Cooling:** Ceiling Fan(s)

**Flooring:** Carpet, Stone, Tile, Wood

**Association Amenities:** None

**Fireplace Features:** Gas

**WaterSource:** Well

**Interior Features:** Fireplace - Gas, Jetted Bath, Multi-Level, Patio, Vaulted Ceiling(s), Balcony, See Remarks

**Patio And Porch Features:** Deck, Patio

**Amenities:** None

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## Fees & Taxes

**Association Fee Frequency:** Annually

**Association Fee Includes:** Common Area Maintenance, Management, Snow Removal

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## Miscellaneous

**Road Surface Type:** All Year

**Pets Allowed:** Yes

**Listing Terms:** Cash, New Loan

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton - Arrowhead

