

# LOCATION, PRIVACY & VIEWS

19.2 ACRES BORDERING JAMES RANCH AND THE ANIMAS RIVER



CUSTOM BUILT ENTRY DOORS



BEAUTIFUL OUTDOOR LIVING AREAS



UNOBSTRUCTED SWEEPING VIEWS



PRIVACY & TRANQUILITY ABOUNDS

## 720 James Ranch, Durango



**\$2,250,000**  
**MLS #757016**

4,308 SQ. FT. LIVING AREA  
3 BEDROOMS, 4 BATHS  
2-CAR GARAGE  
19.2 ACRES  
3 IRRIGATED ACRES



This exceptional property is on a one-of-a-kind parcel that is irreplaceable in Southwest Colorado! The property is bordered on two sides by the James Ranch, with 400 acres of environmentally friendly maintained agricultural lands. On the third side (parcel is a triangle shape) is the Animas River and the river riparian area. The home lives as if it is on hundreds of acres providing optimal privacy, as well as exceptional wildlife viewing. Built in 2001 by one of the regions most respected builders, Ralph Masterson, it is obvious that the quality of the construction and materials are of the finest in the area. Enter the home into the living room featuring a dramatic stone Rumford-style wood-burning fireplace and a 2-story wall of windows framing Animas River, Missionary Ridge & the Animas Valley views. The custom gourmet island kitchen provides granite counters, custom cabinetry, and designer appliances including a Viking range & a Sub-Zero refrigerator. The dining room is complete with a custom built dining table for this very home, with the ability to seat 4 to 12 people comfortably. The master suite is on the main level complete with spacious closets, full bathroom with tub, shower and dual vanities, with custom cabinetry and granite counters. Upstairs offers two large guest suites with scenic views and a dry sauna. The "great room" is spacious enough to include the pool table, a generous seating area for the large flat-screen TV and an exceptional sound system. Enjoy the beautiful outdoor living areas including a spacious deck, a balcony and a pond that holds trout.



**JOHN WELLS**

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