

# SANDSTONE

AMERICAN RANCH

## COMMUNITY FACT SHEET

- THE COMMUNITY:** Sandstone American Ranch is a 2,000-acre working cattle ranch with 106 equestrian and non-equestrian homesteads, located near Castle Rock, Colo. between Denver and Colorado Springs in the town of Larkspur. With more than 1,200 acres of the property permanently dedicated to open space, awe-inspiring views include pastures, rugged mountains, Ponderosa Pine, and unique sandstone rock formations. Sandstone was created to inspire residents to reconnect with the land, family and home and to build a meaningful lasting legacy that can be passed down through generations. At Sandstone, residents will have the opportunity to take part in a rural ranching lifestyle while still enjoying modern day luxuries.
- LOCATION:** Located at an elevation of 6,900 feet on the northern slope of Pike National Forest, Larkspur, Colo. is known for its idyllic setting, intertwining both neighborhoods and ranch properties. The neighboring town of Castle Rock provides contemporary restaurants and shops, plus plenty of activities, such as wine tastings, art festivals, and a county fair. Two golf courses, The Golf Club at Bear Dance and Perry Park Country Club are minutes from Sandstone, and six major ski resorts are within a two-hour drive from the community. Conveniently located 30 minutes from Denver and Colorado Springs, Sandstone has easy access to two major airports, a private airstrip, and countless cultural and professional sporting events.
- HISTORY** The area that is now Sandstone has been continuously operated as a cattle ranch for over 100 years. The ranch initially consisted of parcels homesteaded and maintained by prominent ranching families including the Starrs, Goves, Robinsons, Palms, and most recently the Tuckers. Over time, the parcels were consolidated into one 2,000-acre ranch. This rich western heritage will be preserved at Sandstone through the careful maintenance and restoration of the land and historic ranch structures.
- THE PLAN:** Sandstone features 106 homesteads, 33 of which have on-site equestrian privileges, ranging from 2.5 to 25 acres priced from \$800,000. Of the 2,000 acre community, more than 1,200 acres are designated as permanent open space.
- THE LIFESTYLE:** The abundant amenities within the community will include:
- A family Ranch Camp with a lavishly furnished yurt, two authentic Native American teepees, a fire pit, children's play area, horseshoe pits, and a BBQ
  - Professionally managed and programmed GH2 Gralla Equestrian Architects-designed, equestrian center with an indoor climate-controlled training/performance arena, round cutting pen, hot walkers, turn-out pastures and clubhouse with arena viewing
  - Community Farm with chicken coop, garden and livestock
  - Community Barn containing the community's trail riding horses
  - 16 mile trail system intertwining the property for biking, cross-country skiing and horseback riding
  - Catch-and-release fishing lakes
  - Lakeside boathouse with access to canoes, kayaks and boats
  - Two owners' cabins for residents and their guests
  - Ranch Center, the community's clubhouse, will contain a swimming pool; spa treatment, steam and sauna rooms; a gourmet kitchen; outdoor event areas; and business center capabilities

An on-site Community Manager and Lifestyle Coordinator will assist residents in taking full advantage of their surroundings. A variety of coordinated community activities may include:

- Participation in cattle round-ups
- Community BBQs
- Guided hiking explorations
- Fresh egg collecting
- Ranch animal care
- Excursions in the national forest
- Trail rides or riding lessons
- Gardening
- Gourmet cooking classes
- Fly fishing lessons
- Planned ski outings and other outdoor activities

**PRESERVATION:** Significant strides have been made to protect the ranching lifestyle and native wildlife. These efforts include:

- More than 1,200-acres of the community will remain permanent open space
- Design guidelines will ensure the community maintains standards for traditional ranch architecture
- Cow/calf pairs from previous ranching operations will remain on the land
- Residents will live in harmony with wildlife. Native species include elk, deer, fox, and wild turkey
- Protection of native endangered species, the Prebbels Meadow Jumping Mouse and the Mexican Spotted Owl
- Refurbishment of existing structures including the Community Barn and a Cow Camp, a rest stop area located along the trail system

**DEVELOPER:** M3 Companies  
4222 E. Camelback, Ste. H100  
Phoenix, Ariz.  
602.386.1306

**LAND PLANNER:** Greedy Pickett

**PRICING & AVAILABILITY:** The initial offering of homesites began in May 2008. They are priced from \$800,000 to more than \$2 million. For more information, visit [www.arsandstone.com](http://www.arsandstone.com) or call 1-877-663-6311

**MEDIA CONTACT:** Olson Communications, Inc.  
(480) 368-7999  
Holly Harmon, APR, [holly@olsoncomm.com](mailto:holly@olsoncomm.com).

###