

SANDSTONE

AMERICAN RANCH

REGIONAL FACT SHEET

**SANDSTONE
AMERICAN RANCH
AREA OVERVIEW:**

Located at an elevation of 6,900 feet on the northern slope of Pike National Forest, Sandstone American Ranch is situated on 2,000 acres near Castle Rock, Colo., between Denver and Colorado Springs in the town of Larkspur.

Known for its idyllic setting, intertwining both neighborhoods and ranch properties, where residents are drawn to the area for its quiet small town appeal. Residents of Sandstone have access to a variety of recreational activities including two nearby golf courses, The Golf Club at Bear Dance and Perry Park Country Club.

Sandstone is located in burgeoning Douglas County, just 30 minutes from two of Colorado's largest cities, Denver and Colorado Springs. The region is traversed by Interstate 25, a major thoroughfare providing commuters direct access to two full-service airports, a private airstrip and extensive transportation opportunities. In addition, six ski resorts are within a two-hour drive of the community as well as countless cultural and professional sporting events.

**NEAREST COMMERCE
CENTER:**

CASTLE ROCK

Named for the town's enormous rock outcropping resembling a European fortress, Sandstone's neighboring town of Castle Rock serves as a center of commerce for many smaller towns within Douglas County.

Castle Rock provides a contemporary mix of restaurants, shopping and marquis entertainment events. Some of the town's most popular events include Wine Fest, providing attendees the opportunity to sample wines from nearly 20 Colorado wineries and Elephant Rock Cycling Festival, a 100-mile bike tour beginning and ending in Castle Rock.

Outdoor enthusiasts enjoy the town's extensive trail system and easily accessible recreation areas such as Castlewood Canyon State Park and Pike National Forest. Those seeking leisurely entertainment can take solace in Castle Rock's downtown shopping district which offers a pedestrian-friendly environment of shops and restaurants. The town is also home to the Outlets at Castle Rock offering more than 100 name-brand outlet stores.

Residents of Larkspur and Castle Rock have access to some of the state's best public schools. Students in Douglas County School District continue to outpace the state average on the Colorado Student Assessment Program (CSAP) and the county boasts one of the lowest drop-out rates in the state. Within Douglas County there are eight elementary schools, one middle school with another under construction, two high schools, two charter schools and two private elementary schools.

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**NEAREST MAJOR
CITIES:**

COLORADO SPRINGS

Just 30 minutes from Sandstone, Colorado Springs is one of the state's metropolitan hubs. The city is home to large employers such as Hewlett Packard, MCI and the United States Military, as well as Colorado Springs Airport, one of the state's two major airports. Situated at the base of Pikes Peak, it is renowned for its appealing culture and climate.

Once known as "Little London", Colorado Springs was founded by a Civil War hero and railroad magnate who ensured that it was home to a variety of "civilized" attractions including opera houses, fine hotels and restaurants. The city has continued its commitment to culture and has its own symphony, performing arts center and a number of museums including the Colorado Springs Pioneers Museum, the Colorado Springs Fine Arts Center and the American Numismatic Museum, a Mecca for coin collectors.

Other points of interest are the U.S. Olympic Training Center, one of only three in the country, and the U.S Air Force Academy, an elite military training academy just north of the city. In addition, Garden of the Gods Visitor and Nature Center is home to stunning red rock formations nestled in the foothills of Pikes Peak. The park features outstanding natural scenery and complex geology, as well as numerous hiking and rock climbing opportunities.

DENVER

Colorado's most populated city, Denver provides the perfect mixture of urban living and outdoor recreation. In this mile high city, large universities, an international airport and major employers are all found in the midst of the nation's largest city park system and 850 miles of recreational trails.

Residents and visitors have access to a swelling arts scene with the newly renovated Denver Arts Museum, more than 70 privately owned art galleries, and a plethora of intimate music venues. Urban offerings are rounded out with an eclectic mix of restaurants, upscale hotels and one of few cities to represent each type of professional sports team.

Those looking for a more rugged experience have access to a variety of outdoor activities including dude ranches, fly-fishing, whitewater kayaking and rafting. And of course, with the Rocky Mountains located only 20 minutes from the center of Denver, hiking, snowboarding and skiing are some of the most popular sports in the region.

ABOUT SANDSTONE:

Sandstone is a 2,000-acre working cattle ranch with 106 equestrian and non-equestrian homesteads. With more than 1,200-acres of the property dedicated to permanent open space, awe-inspiring views include pastures, rugged mountains, Ponderosa Pine, and unique sandstone rock formations. Situated on a working cattle ranch, residents will live in harmony with nature and the land. Sandstone is centered on the importance of reconnecting with the land, family and home to create a meaningful lasting legacy that can be passed down through generations.

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CONTACT INFO:**

For more information, visit www.arsandstone.com or call 1-877-663-6311

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