

3 BEARS RANCH
— SILVERTHORNE, CO



3 Bears Ranch combines the comfort of a private luxury estate with a plenitude of recreation opportunities throughout the 5860-acre Shadow Creek Ranch.

3 BEARS RANCH

SILVERTHORNE, CO

70 Acres

\$8,250,000

The 12,000-square-foot custom handcrafted Sitka log home is designed for social gatherings with its open floor plan, which includes a massive great room and fireplace, billiard table, wet bar, and an enormous chef's kitchen. The home boasts three separate master suites, four guest suites, a luxurious home theater, a temperature-controlled wine room, and a 4,000-square-foot toy barn. Large-scale Douglas-fir logs and natural stone throughout add a characteristic reminiscent of national park guest lodges. This turnkey ranch comes complete with custom furnishings, antiques, and sophisticated rustic finishes, all of which give it that relaxed, Colorado high country feel.





3 BEARS RANCH

Surrounded by aspens, blue spruce and Douglas-firs, a covered flagstone porte-cochere ushers you and your guests into 3 Bears Ranch. A set of hand-scraped French doors welcome you into the great room, which features a multi-island professional chef's kitchen, a two-story stone fireplace, and multiple entertainment areas.

Custom-made fine Italian leather sofas set upon Persian rugs encircle the massive stone fireplace, which reaches up to the ceiling crafted of knotty pine. Hand-scraped walnut flooring complements the wood, log, and stone accents throughout the home.

GREAT ROOM

Inviting Living Area

A hunting lodge atmosphere comes through with the two-foot-diameter Douglas-fir log columns, flare-bottom cedar columns, a trophy Rocky Mountain elk mount atop the fireplace and a life-size black bear attending a separate seating area, which looks out onto the wrap-around deck and vast meadowland beyond.



Sliding glass doors bring plentiful sunlight into the breakfast nook, with an antique breakfast table providing seating for six, lit by an ornate iron chandelier. The formal dining area showcases a rustic, hand-scraped Douglas-fir dining table with ten beautifully upholstered fabric and leather chairs, under detailed copper ceiling tiles, set against the hand-hewn Douglas-fir log walls.





MULTIPLE ISLANDS

The kitchen provides another wow factor, with its Troy travertine flooring and multiple long islands — a sink island, a middle island, a social island, and a dining island — topped with Pompeii Brazilian granite, over custom cabinets built by Genesis Hospitality. The far island acts as a breakfast bar or a place to enjoy a cocktail while unwinding on the riveted leather director's chairs and reviewing the day's activities from around the ranch with friends and family.

CHEF'S KITCHEN

A Center of Attention

The kitchen takes your breath away, with its arched stone architecture, oversized hammered copper range hood custom made by Dragon Forge, and the double Wolf oven. Cooking and cleaning up become easy tasks, with double dishwashers behind the cabinetry façade, Sub-Zero refrigerators and freezers, a Viking wine cooler, a Wolf steamer module, a Miele espresso machine, and multiple sinks and working areas. As a homeowner at Shadow Creek Ranch, you may request that the ranch stock your kitchen with groceries prior to your arrival so you and your guests can focus on recreation and relaxation.



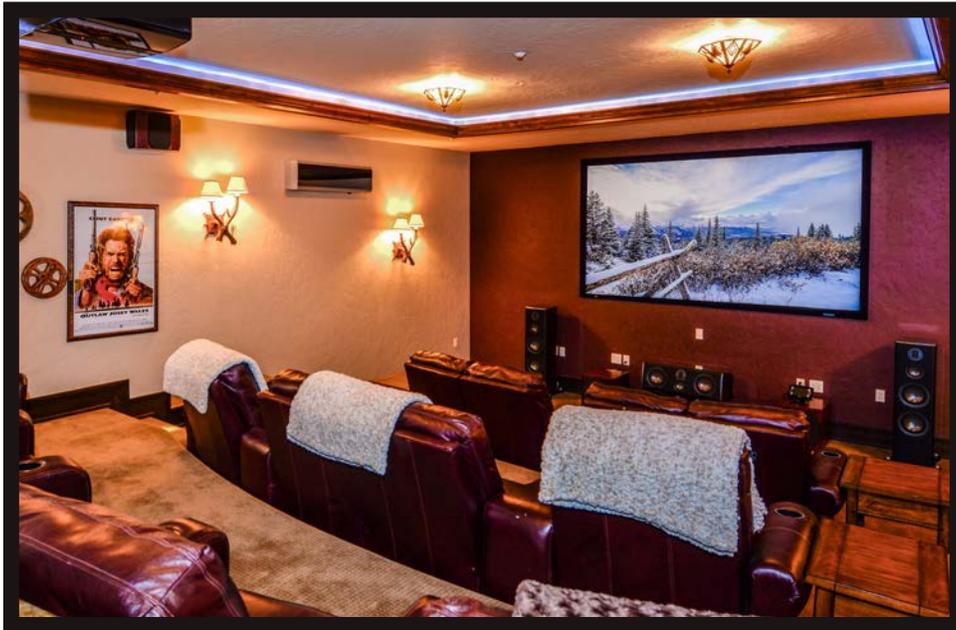
ENTERTAINMENT AREAS

A Night Out at Home

3 Bears Ranch is designed for entertaining, with separate alcoves on nearly every level.

On the lower level, the state-of-the-art Crestron home theater seduces you into spending an entire afternoon or evening at the movies. Lose yourself as you sit in one of thirteen oversized leather chairs, complete with cup holders for your drink or cocktail prepared in the bar just outside the movie theater, or a warm cup of hot chocolate or cool tea, depending upon the season.

Vintage movie reels and posters, as well as ambient sconce lighting and LEDs lining the ceiling, set the tone for a few-hour getaway. In the balcony section of the theater, a curved Mascarello granite bar top and five plush bar stools provide additional seating for you and your guests.



Outside of the theater, the classy bar awaits. It's the perfect place to meet for a drink before the movie or congregate afterwards and talk about the show. A polished Mascarello granite bar with glass shelving and stylish pendant lights complete the mood.

Flagstone flooring throughout the lower level leads you from the theater to your wine storage room, where, once inside, stone arches reminiscent of Old World Italy give way to wine storage racks to showcase your best wines from around the globe. One entire wall is dedicated to storing and allowing a place to open your fine wine. Copper-stamped vine-laden ceiling tiles complete the Old European style room.



GAME ROOM

In one corner of the great room, a bar and ornately carved wooden pool table stand ready to engage a few guests, with a Giallo Classic granite bar top opposite expansive windows, which look out upon the meadow. Another corner hosts the best poker faces at its card table, located right next to the kitchen for ease in grabbing snacks and drinks.





A WARM WELCOME

As you enter the Tuscany Suite through its eight-foot knotty alder arched door, a stone fireplace, which reaches to the vaulted ceiling, warmly greets you. The blend of wide-plank wooden flooring, stone wall architectural features, neutral-tone Venetian plaster on one side, and log walls on the other creates an unforgettable suite you may just want to relax in for hours on end. The studded, plush leather sofa, set against log walls, faces an antique sleigh, which acts as a coffee table in front of the decorated fireplace.

EXPANSIVE OWNERS' SUITES

3 Bears Ranch features three expansive, stately owners' suites, which allow each couple privacy within their extensive separate living quarters, complete with living rooms, kitchenettes, luxury master baths, and, of course, gorgeous bedrooms.

The Tuscany Suite is located on its own level off the east end of the great room, while Eagle's Nest and the Cowboy suite are on the upper level of the west wing of the home. A balcony wraps around the interior perimeter of the great room, and on the way to the upper suites, Old West antiques set the tone for the luxury suites to follow.

Of course, the ranch includes an elevator, so transporting suitcases and tired cowboys and cowgirls to all levels is a breeze.

Tuscany Suite

The expansive bathroom showcases separate his and hers vanities, brought together by an enormous arched mirror, lined with stone. Across from the vanities, a claw-foot tub sits under large private windows. A frameless glass shower, with mosaic earth-tone tiles accommodates two, with its large raindrop and wall-mounted showerhead.

The king-size bed and two ornate nightstands fit into a cove outlined by an arched stone wall, reaching to the Douglas-fir beam high above. A flair-bottom cedar log column complements the log wall and trio of windows, while a massive, rich wood armoire adds to the substantial feel.

A balcony off the Tuscany suite opens to views of a vast green forest and distant snow capped mountains, punctuated by aspens and Douglas-fir trees.





HOME WITHIN A HOME

Vaulted ceilings with timber framing accent the open floor plan, which create a spacious suite, complete with Rainforest Brown honed marble countertops, a hammered copper sink near the breakfast bar, and a conveniently located cabinetry-covered refrigerator.

EXPANSIVE OWNER'S SUITES

Eagle's Nest Suite

Stone accents and neutral-toned walls characterize the Eagles Nest Suite. A stone fireplace, with a flat-screen TV above, invites both entertainment and relaxation. Custom framed photographs of scenic vistas, vintage artwork, a comfortable leather daybed, an antique chest, and an antique mining cart placed upon Berber carpeting make this living room a comfortable respite.

A quarter wall delineates the bedroom from the living room. At day's end, recline in the king-sized bed and unwind from the ranch's activities with your favorite movie on the flat-screen TV, situated in the custom, built-in alder entertainment center.



The luxurious marble and travertine bathroom can be closed off through the arched, dark alder doors, but it's almost a shame to hide its splendor. You'll feel like you're in a spa with the Bain Ultra air bath, which releases thousands of tiny bubbles to oxygenate your body, soften skin and even encourage the release of feel-good chemicals like serotonin. The frameless glass steam shower includes a sizeable bench to relax on as heat envelops your body. After your shower or bath, make your way on the Noce ivory travertine tumbled stone floors to the adjacent, professionally designed walk-in closet which assures clothing, shoes, and gear are always easily found in specific drawers and shelves, even after you've been away from the ranch for a while.





KNOCK THE DUST OFF

A dry-stacked stone wall from floor to ceiling and a flared cedar log column add to the Cowboy Suite's casual coziness as you walk into the living room. Two comfy leather sofas, an oversized leather chair, and a rustic looking coffee table with hand scraped edges and ornate twisted iron invite you to put your feet up and knock the dust off after a long day of riding on the ranch.

Paintings of cowboys, lariat ropes, and decorative wall art consisting of finely cut metal scenes of horses galloping through a mountain setting add to the Western feel of this Cowboy Suite.

A quaint kitchenette — complete with a cabinetry-covered refrigerator, glass-paneled top cabinets, and a Pompeii Brazilian granite countertop with copper sink and antique styled fixtures— bridge the cozy living room to the master bedroom.

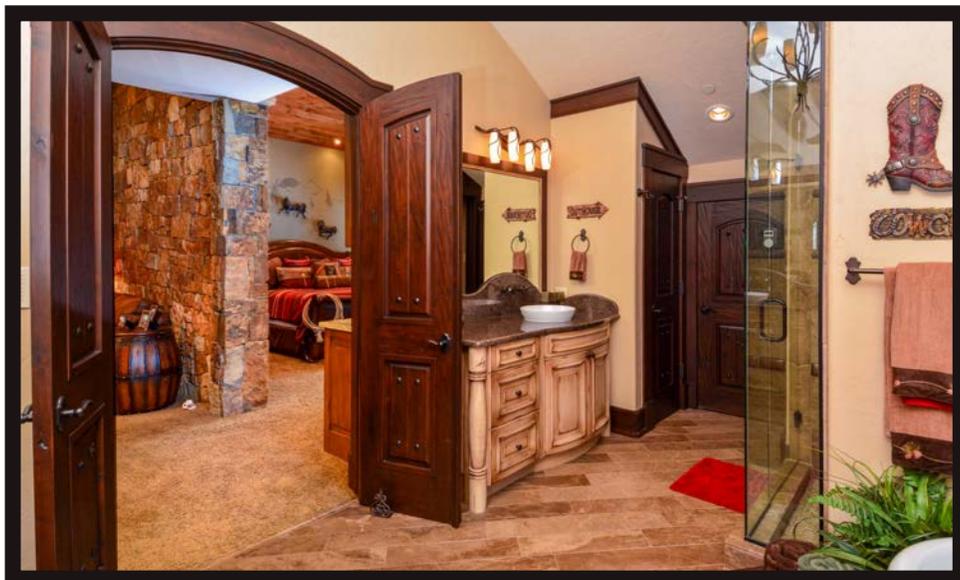
EXPANSIVE OWNER'S SUITES

Cowboy Suite

The stone fireplace, opposite the king-sized bed, generates an intimate atmosphere while art-work and décor related to the cowboy lifestyle accent the suite. A vaulted ceiling adds a sense of spaciousness, which expands when you walk outside the large, sliding glass doors onto the covered, corner balcony opening to stands of evergreens and aspens. The large doors usher in plenty of light, making the Cowboy Suite a bright living area that encourages you to saddle up and soak in the comfort.



And, speaking of comfort, the bathroom's sophisticated his and hers vanities each with their own oversized bowl sinks, the claw-foot bathtub under private windows, and the deluxe steam shower will make you grateful this kind of cowboy life has been designed with indulgence in mind.



THEMED GUEST SUITES

Choose Your Favorite

Your guests will feel like they're at a luxury dude ranch with the four cozy, themed guest suites located just off the main level. Even the stroll to the guest area is a delight, with a long hallway featuring a wall of windows showcasing lush greenery outdoors on one side and fine art on the other.

Guests can choose their suite based on one of their favorite activities, and through the remarkable décor, snuggle up as if they're living life in a bear den, a forest, a ski camp, or an angler's post.

The Bear Den features a king bed, fit for a big grizzly. Every detail in the guest suites was perfectly planned and executed by expert designers. For example, the Bear Den features a copper sink with a bas-relief bear under the faucet and bear deco tiles in the bathroom.

Forest Cove includes two sinks in the vanity, with a wide mirror so everyone can prepare for the day easily. Two twin log beds and a bunk bed make Forest Cove comfy.

The hand-hewn log wall built above dry stacked stone creates the perfect backdrop for the Ski Camp, which hosts a double bed and a log bunk bed with a double bed underneath, because, after all, what's a ski trip without buddies? Vintage wooden skis, snowshoes, and ski artwork and memorabilia take you back to the days when skiing and snowshoeing were simple.

No matter which suite your guests choose, they'll have a memorable stay at 3 Bears Ranch.





FOUR LUXURIOUS GUEST SUITES

The Angler's suite is full of antique fishing memorabilia and tackle and is capped off with a king size bed. A light green mosaic framed mirror contrasts the bathroom's dark cabinets and log wall. From quartzite and limestone to multi-glass tile, every detail adds to the suite's character.



GATHERING PLACE

Since 3 Bears Ranch caters to social gatherings, it's only natural that the wooden deck would extend out into an open gathering place grounded in flagstone. A round, stone fire pit warms guests on chilly nights under a clear, starlit sky, while the hexagon shaped picnic table invites guests to sit and share conversation.

OUTDOOR LIVING & GARAGES

More Than Soaking It In

3 Bears Ranch at Shadow Creek is made for outdoor living.

A covered wooden deck, supported by huge Douglas-fir logs, provides protection from the elements, while wooden benches and chairs offer solitude as you sip coffee or tea and gaze upon the morning alpenglow, painted just above the aspens and mountaintops. In the evening, artistic, oversized hanging lanterns illuminate the deck as you sit back and enjoy a cocktail or glass of wine.

A portion of the wrap-around deck hosts picnic tables for large barbecues; the smell of grilled choice cuts and tangy barbecue sauce will draw your guests out from the luxurious interior for a memorable lunch or dinner.

Of course, outdoor living at 3 Bears Ranch encompasses more than picnicking and soaking in nature, and that's why the ranch includes a toy barn unlike any you've ever seen.

In addition to the attached three-car garage, you can store just about every "toy" imaginable in the barn. We're not talking kids' toys here — though those will fit, too; we're talking a variety of ATVs, snowmobiles, and additional cars and trucks all easily fitting in the 3,320 square-foot toy barn.

Upstairs in the toy barn, both kids and adults will love playing the vintage pinball machines, as well as an arcade game, a jackpot machine, Ping-Pong, and Brunswick's indoor shuffleboard. Plus, a special storage room for your fly-fishing and hunting gear is located in the toy barn on the upper level.

No matter how you prefer to enjoy the outdoors, 3 Bears Ranch has you covered.



SHADOW CREEK RANCH

A Luxury Shared Amenity Ranch

Shadow Creek Ranch affords the pleasure of ranch living without the daily maintenance; you can help cowboys round up cattle in the summer, or choose from a variety of guided and unguided adventures, including trophy big game hunting, fly fishing, horseback riding, four-wheeling, hiking, snowmobiling or cross-country skiing, to name a few. There are also five private backcountry cabins, equipped with gas stoves for cooking and wood-burning stoves for heat, that you can use as an overnight destination or an afternoon rest stop as you recreate on the expansive 5,860-acre Shadow Creek Ranch.

All equipment, from Arctic Cat snowmobiles and Polaris Rangers, to cross-country skis, snowshoes, snowsuits, helmets, and fly fishing gear are provided for your use by the ranch. Shadow Creek Ranch also provides a large shooting range complete with a trap range, rifle range, pistol range, and bow-and-arrow range, for use by owners and their guests.

The equestrian center staff cares for 12-16 guest horses designated for owners' use, and if you forget your riding boots or would like a riding helmet, they have those available as well. The equestrian center includes 4 indoor stalls, an indoor arena and an outdoor arena, all available for enjoyment.





A SPECTACULAR SETTING

Located off Highway 9 in Summit County, Colorado, Shadow Creek Ranch offers nearly 6,000 acres of private refuge adjacent to the Arapaho National Forest. The property lies just north of Eagles Nest Mountain, which affords owners breathtaking backdrop of canyons, meadows, high alpine forests and the Gore and Williams Fork mountain ranges. Less than two hours west of Denver and within one hour of seven major ski resorts, owners enjoy the privacy and activities of the ranch with easy access to fine dining, shopping, and the excitement of first-class golf and skiing at many local towns and resorts.

SHADOW CREEK RANCH

A Step Beyond Extraordinary

Shadow Creek Ranch supplies just about every amenity you desire. Owners and their guests receive 55 suite nights in the 6,000-square-foot main lodge or in the 4,000-square-foot guest lodge.

Personal service goes above and beyond: owners can arrange a complimentary shuttle to and from Denver International Airport or the airport in Kremmling, just 15 miles away. If you prefer, the ranch's staff can deliver your vehicle to an airport, and you can drive it home to the ranch at your leisure.



Your firewood will always be stocked, snow removed, and you can arrange grocery and liquor delivery to your front door, as well as house cleaning services. In addition, you can treat yourself to the fine cuisine of the lodge's private chef; you may even select specific menu items to accommodate special diets or special occasions.

The ranch's Base Camp offers another outlet to meet for guided tours, stock up on needed gear, and during summer, enjoy one of the campfire gatherings, complete with chef's cookout, horse-shoe tournaments and a live band. During winter, work up a sweat in the sauna or grab a tube and soar down the groomed sledding hill.

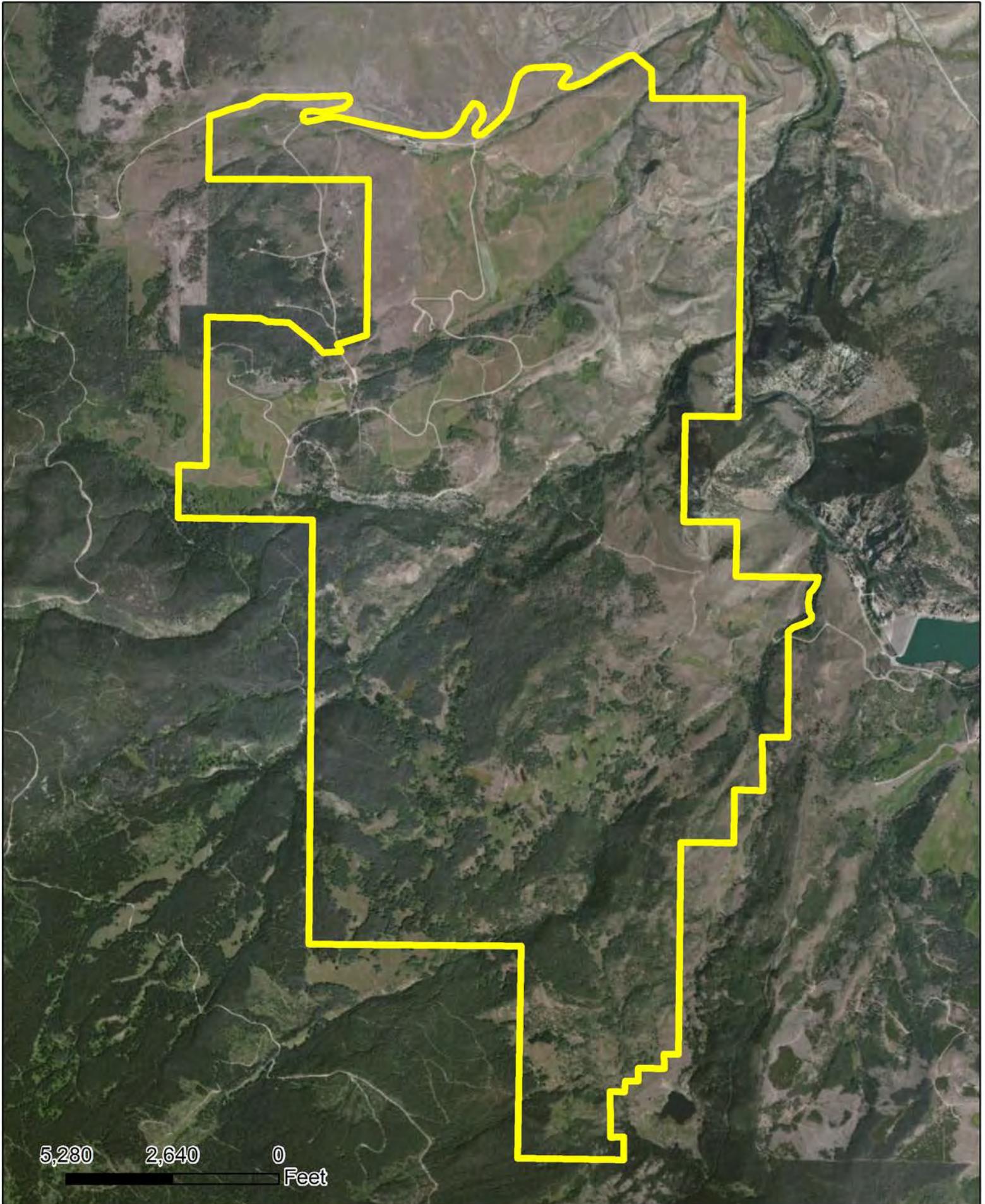
Every adventure you end up enjoying at Shadow Creek Ranch will vary, but it will always be first-class and memorable.





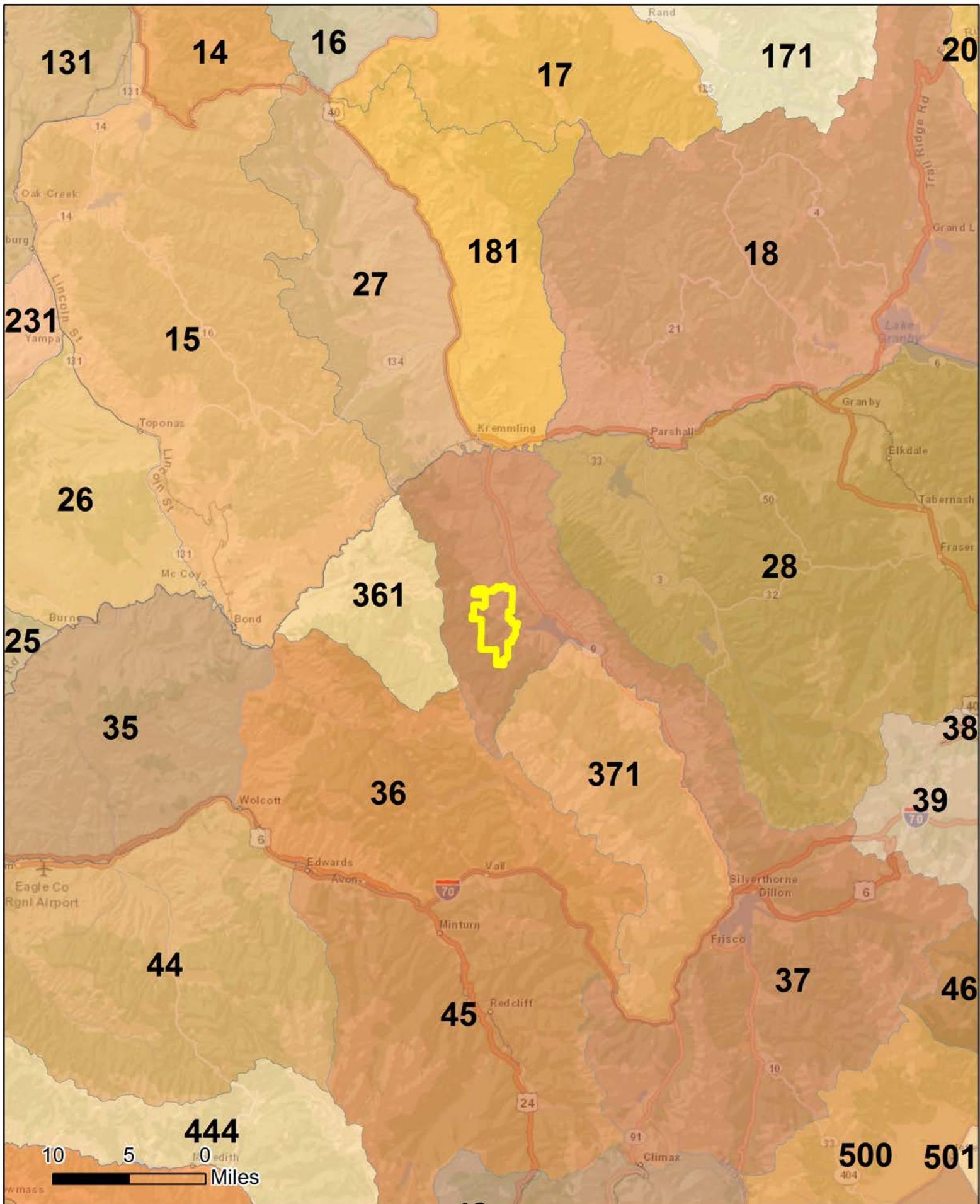
BREATHTAKING BACKDROPS

More than 22 ponds, as well as the Blue River, provide world-class fly fishing. As you explore the 5,860-acres, be prepared to see trophy elk and mule deer wandering through the aspen groves, soft wood forests and rolling high country meadows. The ranch is also a Mecca for hunters. This exclusive retreat provides both diverse recreational opportunities and varied terrain, with its golden aspen groves, rolling green hills, serene, private ponds, sagebrush meadows, clear rivers and snow-capped mountain views.

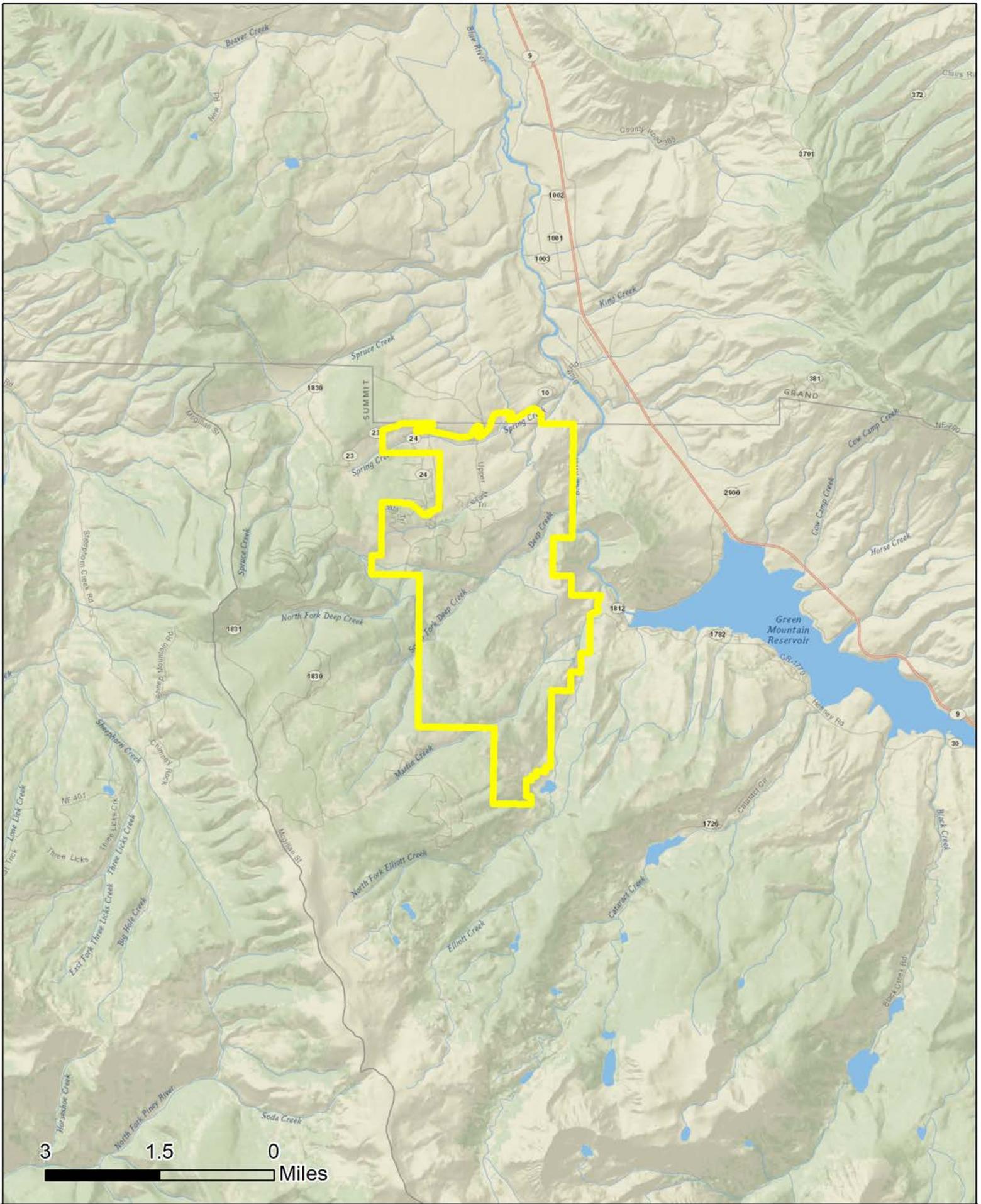


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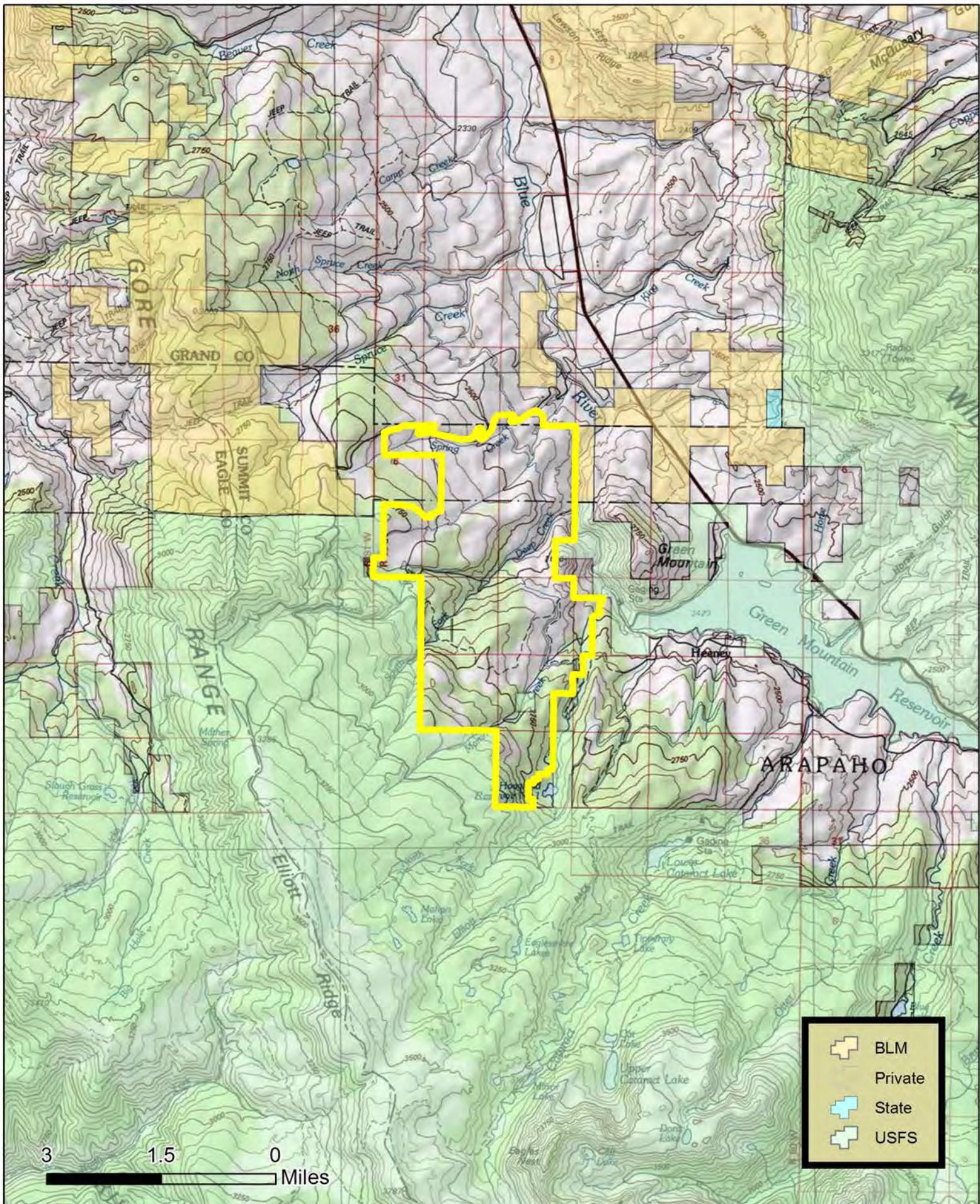
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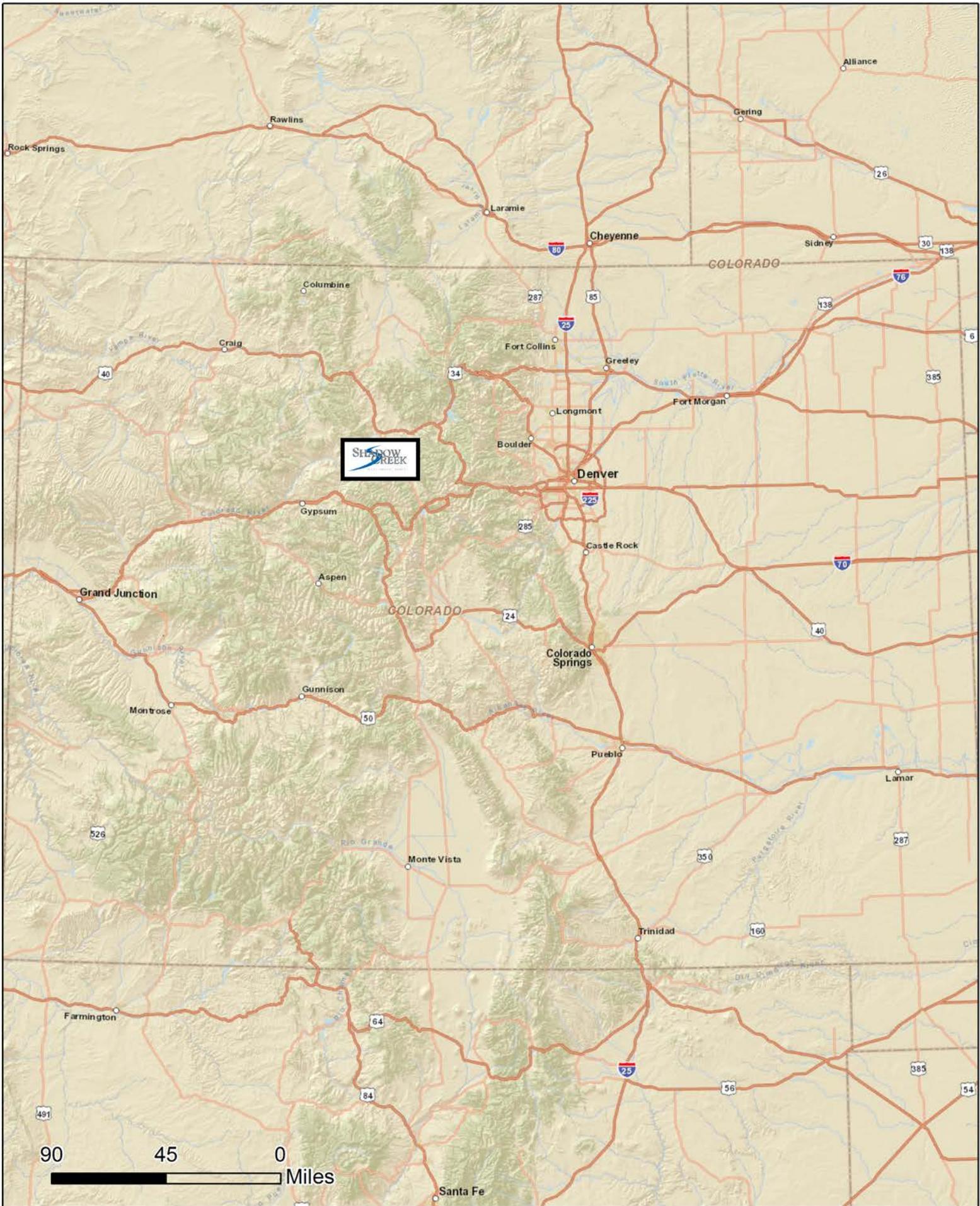
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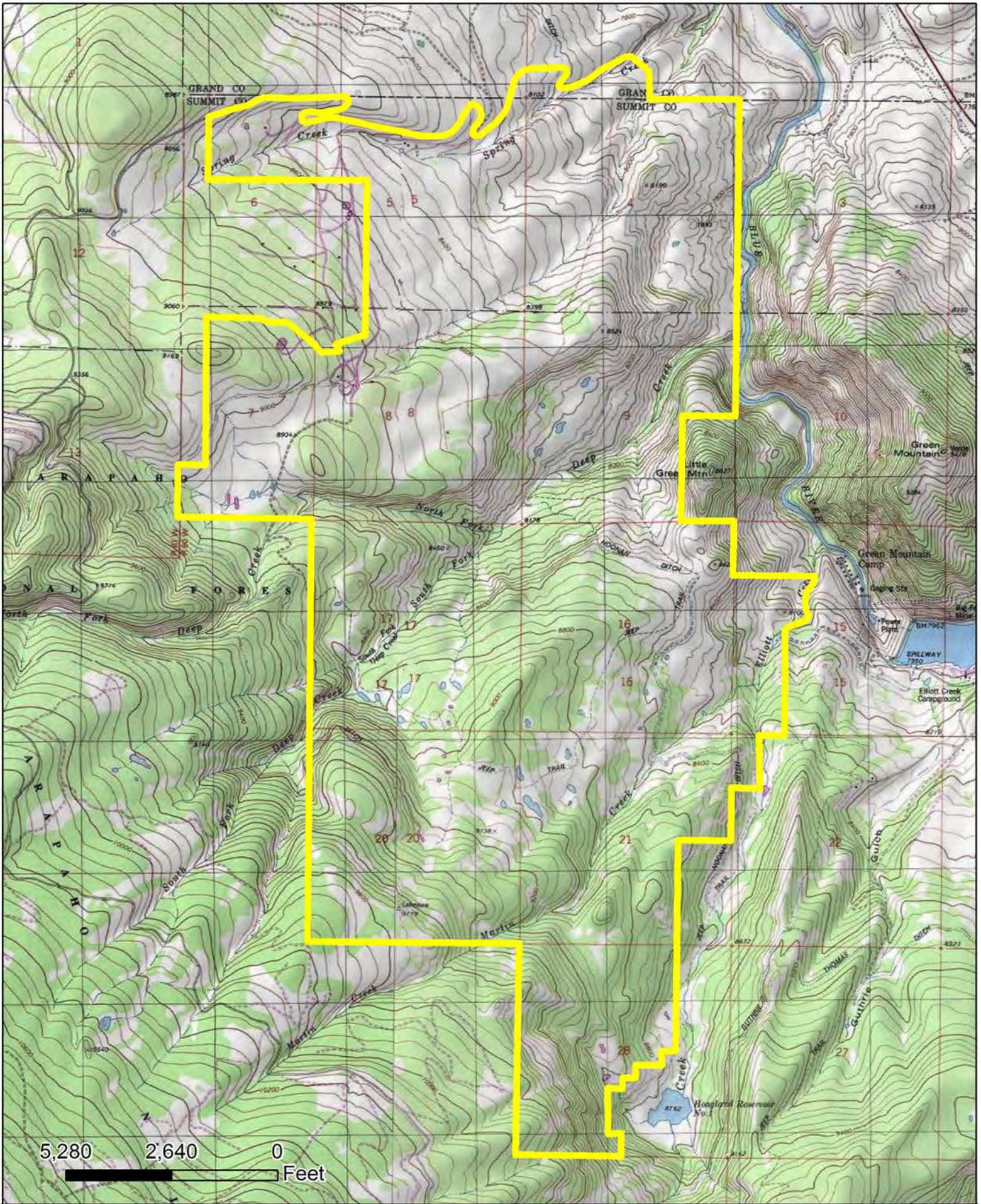
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William George

Broker/Owner (970) 485-1052
bill@coranch.com

Bill has been working on ranches in Grand and Summit County since 1999 and was the general manager and foreman of the largest working cattle ranch in Summit County, Colorado from 2004 to 2011. During that time period Bill also managed the Home Owners Association that owned the ranch. His intimate knowledge of working ranches as well as home owners associations includes firsthand knowledge of water rights, irrigation, hay production, cattle breeding, herd development, livestock marketing, range management, animal husbandry, horse care, horse training and breeding, wildlife habitat management, ranch budgeting and conservation easements.

Bill is also an accomplished big game hunting guide and is very familiar with the recreational aspect of today's high country ranches. Bill has a strong background in mechanics and all types of construction and haying equipment operation.

Bill is a member of the Middle Park Stock Growers Association, Colorado Cattlemen's Association, Vice President of the Colorado Farm Bureau (Kremmling Chapter), National Cattlemen's Association, American Quarter Horse Association, National Association of Realtors, Colorado Association of Realtors, the Grand County Board of Realtors, and Realtors Land Institute.

Bill's in depth knowledge of working ranches, recreational ranches & shared amenity ranches and each of their associated values would be an asset to anyone interested in buying or selling a mountain ranch in today's market.

Take their word for it.

Bill helped coordinate a very complex transaction. He helped negotiate with many parties involved and provided us with far and beyond the typical services of a real estate broker. We were very pleased with Bill throughout the process and would highly recommend him. Bill is honest, hardworking and has integrity and he will not disappoint. -Smith Family



Take their word for it.

Bill is just the best!! In a 3 year search for a place in the Pagosa Springs area he went above and beyond. He was always willing to travel beyond his territory to show us any property we thought might have possibilities. He always gave us his honest answers when we had questions. His knowledge was impressive and if there was something he wasn't sure about, he would find the answer. When we found our place Bill was always so good to take on responsibilities that were again above and beyond his duties as an agent! His actions were as though he were the purchaser of the property! He made everything so stress free by attending to details that would have meant more travel from Texas for us! I feel so blessed to have had Bill as our real estate agent and now a friend! He truly is the best and a 5 star guy in all areas. - Gail

Bill was a pleasure to work with. He went above and beyond to help us find the perfect mountain home. It was a three year process and he continued to search until he found a place that we were happy with. - Richie

I am in the very early stages of a potential large land / ranch purchase in CO. When you tell most brokers about that, they get very hard to reach when you call or email.

"When I told that to Bill, he sat back and said, "how can I help?" He spent several hours with me on the phone, doing joint internet searches and giving me general information about the CO ranch world. He pointed out situations and things to ponder that I had not even begun to consider.

During our latest work together, Bill spent three very long and action packed days with my entire family driving us to various ranches that we had asked to see. He was a continuous fountain of information and worked extremely hard for us those three days.

I have ZERO doubt that Bill George will be our broker when we purchase our property in the future. I am also very confident that, because of his efforts, we will be positioned to make an excellent decision on exactly what and where to buy.

I highly recommend Bill's services and would be happy to talk to anyone wanting a reference on him. Bill, feel free to give your perspective new clients or anyone considering listing their property with you, my cell number and encourage them to call me.

Bill, thanks for all your efforts and valuable information. We WILL BE IN TOUCH! - Hatrel Family

Knowledge, personality and determination. Bill George is top notch in all three. Bill excels in agriculture, outdoors and marketing. Throughout the whole selling process, Bill was more of a partner than a "selling agent". He kept in great contact and kept up us updated. Given that there were some unique situations with the seller and buyer, Bill found ways that would work for both parties involved. Even after the closing Bill still continues his attention to detail. -Kayser/Meyring Families



Take their word for it.

Bill George helped us to find our ranch in Toponas, Colorado. He went above and beyond to represent us and the sellers. He spent numerous hours on research and totally helped us handle all the legal issues with the water rights, mineral rights, and the history of the ranch and previous owners. Bill is very personal, we have found a new friend and respect him for his truthfulness, he cares about you as a person as well as a client. We would never use any other realtor after working with Bill, he helped us to understand the contracts so well and explained things to us as well as our children beyond his call of duty. Bill made this ranch a possibility for us and made it happen. - Gates Family

Bill helped us purchase our vacation ranch property in Summit County. The process took 6 months and Bill worked diligently to help us decide what was best for our family. He even traveled several hours away to see a property for us that was well out of his territory. A lot goes into purchasing ranch property, particularly for those of us who have limited experience in these transactions. His knowledge of the local area was unmatched. We felt very comfortable using him as our buyers agent even though he was the listing agent on the property. He was able to work both sides of the fence and we truly felt he had our best interest at hand. He is upfront, honest and very knowledgeable in ranch properties. We highly recommend Bill and would use him again in a heartbeat. - Scannura Family

We moved from south FL to Golden, CO mountains. Big move! We could never have done it without Bill George. He is one of the most honest, diligent and well versed men I have ever met. He spent hours, days and weeks with us. If he didn't know the answers, he researched them. He went above and beyond to help us find the right property. He is intelligent and educated in so many areas. I can't even begin to explain. I recommend him to everyone! It doesn't matter what you are looking for. He will put in 100% to help you find and close your deal. HE IS BY FAR THE BEST AGENT EVER! - Cole Family



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