

# \$2,749,000 - 8537 S Doubleheader Highway, Morrison

MLS® #4750983

Listing Office: Kentwood Real Estate City Properties

## \$2,749,000

8 Bedroom, 7.00 Bathroom, 5,881 sqft  
Residential on 29 Acres

Doubleheader Mountain, Morrison, CO

Introducing Doubleheader Ranch--a rare and extraordinary opportunity to own a breathtaking mountain equestrian retreat in Morrison, Colorado. Spanning approximately 28 pristine acres, this exceptional property offers a perfect blend of rustic charm, modern amenities, and endless possibilities for both personal enjoyment and investment potential. Notably, Doubleheader Mountain Peak is located exclusively on this property, offering unparalleled privacy and a truly one-of-a-kind setting. At the heart of the ranch is the main residence, a cozy yet spacious two-bedroom, one-bathroom home featuring an open-concept living area with tall ceilings, large windows that frame panoramic mountain and city views, and a tiered deck ideal for outdoor entertaining or peaceful mornings in nature. Adding to its unique appeal, six rustic cabins are thoughtfully positioned throughout the property, each boasting its own distinct layout. These charming one-bedroom, one-bathroom cabins feature warm, inviting living spaces with wood-burning fireplaces, private storage sheds, and scenic views, making them ideal for guest accommodations, rental properties, or a retreat-style getaway. For equestrian enthusiasts, Doubleheader Ranch offers top-tier facilities, including a state-of-the-art horse stable built in 2021. Designed with functionality and safety in mind, the stable includes 5 V-front stalls, ample interior storage with tack room, and covered exterior storage areas. Just outside, three



expansive, fenced pastures including a round pen provide plenty of space for horses to roam freely, all while enjoying the fresh mountain air and natural beauty of the surrounding landscape. The ranch also features a community yurt, a tranquil gathering space perfect for events, retreats, or simply unwinding in a serene setting. Private hiking and riding trails wind throughout the property, offering endless opportunities to explore the stunning natural surroundings.

<https://vimeo.com/1049644900?share=copy>

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**Listing Courtesy of Kentwood Real Estate  
City Properties**

Built in 1952

**Essential Information**

MLS® #	4750983
Price	\$2,749,000
Bedrooms	8
Bathrooms	7.00
Full Baths	1
Square Footage	5,881
Acres	28.88
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Mountain Contemporary
Status	Active

**Community Information**

Address	8537 S Doubleheader Highway
Subdivision	Doubleheader Mountain
City	Morrison
County	Jefferson
State	CO
Zip Code	80465

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	10
Parking	Circular Driveway, Driveway-Dirt
View	City, Mountain(s)

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Marble Counters, Open Floorplan, Smoke Free
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning Stove
Stories	One

## Exterior

Lot Description	Meadow, Mountainous
Roof	Composition

## School Information

District	Jefferson County R-1
Elementary	West Jefferson
Middle	West Jefferson
High	Conifer

## Additional Information

Date Listed	February 7th, 2025
Zoning	A-2

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