

\$995,000 - 12375 Road 38.7, Mancos

MLS® #811525

\$995,000

3 Bedroom, 4.00 Bathroom, 2,610 sqft

Residential on 50.66 Acres

None, Mancos, CO

You will be WOW'ed! Just minutes from Mancos this stunning Rick Feeney designed home is fully integrated with the natural surroundings. Shrouded in 50 acres +/- of wooded privacy and yet open to the best of mountain views - the land, the home and it's features are extraordinary! The true chef's kitchen with island and bar seating opens onto great room living and dining space made cozy by the high efficiency Jotul woodstove. Additional kitchen features include durable quartz counters, stainless appliances, vent hood, and pantry. The great room immediately opens onto a large deck with hot tub, great for entertaining and star gazing. The home features high floor to ceiling windows with abundant natural light and situated for maximum passive solar gain in the winter. The master bedroom and bath is on the main level with two additional upstairs bedrooms also featuring ensuite bathrooms. Upstair-access to two additional private balcony's offer awe inspiring views of the LaPlatas, Mesa Verde National Park, and Sleeping Ute Mountain. The surrounding xeriscape gardens are fully fenced with a beautifully designed water feature to enhance the amazing outside experience of the home. Built with sustainable building practices, the home features many green-built elements including a modern solar power system tied into the grid, and environmentally friendly building materials. Outside features includes a geodesic greenhouse designed by Growing Spaces and



built on site. This amazing year round structure includes electricity, frost free waterline, 700 gallon water tank (with Koi) and closes or opens itself automatically adjusting the climate as needed. Driveway extends past the greenhouse to an additional shed and metal Quonset style building. Heavily wooded with pinon, juniper, and ponderosa pine, the sellers have enjoyed years of exploring the rolling wooded terrain and canyon located within the property's boundaries.

Built in 2017

Essential Information

MLS® #	811525
Listing Price	\$995,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Square Footage	2,610
Acres	50.66
Year Built	2017
Type	Residential
Sub-Type	Stick Built
Style	Modern
Status	Sold

Community Information

Address	12375 Road 38.7
Area	Montezuma County Rural NE
Subdivision	None
City	Mancos
County	Montezuma
State	CO
Zip Code	81328

Amenities

Utilities	Electricity Available, Solar
# of Garages	3

Garages	Attached Garage
View	Mountain(s), Valley

Interior

Interior Features	Walk-In Closet(s), W/D Hookup, Window Coverings, Wood Stove, Hot Tub
Appliances	Range Top, Refrigerator, Dishwasher, Disposal, Range/Oven
Heating	Electric, Solar, Wood
Cooling	Ductless
Fireplace	Yes
Fireplaces	Wood Burning Stove, Den
Stories	Two Story

Exterior

Exterior Features	Deck, Storage, Hot Tub, Other, Patio
Windows	Double Pane Windows
Roof	Membrane, Metal
Construction	Wood Frame, Concrete/Block, Other
Foundation	Slab

School Information

Elementary	Mancos K-5
Middle	Mancos 6-8
High	Mancos 9-12

Additional Information

Date Listed	March 12th, 2024
Zoning	Residential Single Family
Data Source	Cren MLS

Listing Details

Listing Office	United Country Blue Sky Homes and Land
----------------	--

© The data relating to real estate for sale on this web site comes in part from the Internet Data Exchange (IDX) program of Colorado Real Estate Network, Inc. (CREN), Â© 2025. All rights reserved. All data deemed reliable but not guaranteed and should be independently verified. This database record is provided subject to â€œlimited licenseâ€• rights. Duplication or reproduction is prohibited. FULL CREN Disclaimer Real Estate listings held by companies other than Galles Properties contain that companys name. Fair Housing Disclaimer
Listing information last updated on October 15th, 2025 at 8:00am MDT

[FULL CREN Disclaimer](#)
[Fair Housing Disclaimer](#)