



\$2,250,000

25511 COLORADO RIVER RD, BURNS, CO 80426, USA

<https://www.breckmtn.com>

Box B Ranch is situated on the Colorado River offering private live water access, exceptional views, and close proximity to endless adventure. The near ¼ mile of private river shoreline provides amazing wildlife habitat, fishing right out the back door, a launching pad for your paddle boards or rafts, and opportunity to obtain irrigation water....

- 5 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 4317, 4317 sq ft



Basics

Type: SingleFamilyResidence	Status: Active
Category: Residential	Area, sq ft: 4317, 4317 sq ft
Lot size, sq ft: 1742400, 40 sq ft	Bedrooms: 5 beds
Bathrooms: 3 baths	Half baths: 0 half baths
Total rooms: 8	Floors: Two floors
OriginatingSystemName: SUMMIT	MLS ID: S1061299
Year built: 1997	Lot Size Acres: 40 acres
Date Added: 2025-07-04	Days On Market: 37

Building Details

Water Source: Private,Well	Basement: Unfinished
Lot Features: SeeRemarks	Sewer: SepticTank
Construction Materials: Log	Property Condition: Resale
Levels: Two	View: Mountains,River,CreekStream,Valley,Water
Subdivision Name: METES AND BOUNDS - ALL	Other Structures: Barns,GuestHouse,Sheds,Workshop
Floor covering: Carpet, Laminated, Tile	Basement: Unfinished
Exterior material: Log	Architectural Style: DoubleOven, Dryer, Dishwasher, Microwave, Range, WaterSoftener, TanklessWaterHeater, Washer, WasherDryer
Roof: Metal	Parcel Number: R026387
Living Area: 4317 sq ft	Waterfront: Yes
Heating: Yes	Land Lease: No
ViewYN: Yes	Lot Size Area: 40 sq ft
Bathrooms Full: 3	Open Parking: No

Amenities & Features



Parking Features: Detached, Detached

Waterfront Features: RiverFront

Fireplace Features: WoodBurningStove

Heating: RadiantFloor,Radiant

Interior Features: VaultedCeilings, WoodBurningStove

Spa: No

Pets Allowed: Yes

Lot Features: SeeRemarks

Patio & Porch Features: Deck

Utilities: ElectricityAvailable, Propane, SepticAvailable

Furnished: Unfurnished

Features: SeeRemarks, VaultedCeilings, WoodBurningStove

Fireplace: No

CoolingYN: No

PoolPrivateYN: No

Nearby Schools

Middle Or Junior School: Eagle Valley

High School: Eagle Valley

Elementary School: Eagle Valley

Expenses, Fees & Taxes

Tax Annual Amount: \$1,452.68

Tax Year: 2024

Miscellaneous

Community Features: SeeRemarks

Exclusions: Do Not Know

Listing Information Courtesy of:

Agent Name: Brian Ripley

List Office Name: Triad Property Advisors

