

\$3,950,000 - 6120 Us Highway 285, Poncha Springs

MLS® #S1062009

\$3,950,000

4 Bedroom, 5.00 Bathroom, 5,644 sqft

Residential on 20.58 Acres

OTHER - CHAFFEE, Poncha Springs, CO

At River Springs Ranch, more than 1,100 feet of South Arkansas River frontage defines this rare sanctuary—where Cottonwood and Pine trees line the banks just outside your door.

From every patio, deck and window, enjoy the sights and sounds of sparkling waters—ideal for fly fishing or simply relaxing. This 22-acre property includes an impressive riverfront home with an indoor-outdoor recreation room and separate one-bed/one-bath guest apartment, a detached workshop with RV parking, an equipment barn, an expansive spring-fed meadow, and a separate 2-acre parcel offering spectacular views of Mount Shavano & Mount Ouray—all just 10 minutes to downtown Salida and 20 minutes to Monarch Ski Area. Completed in 2024 and specifically designed to mirror the river's flowing contours, the sprawling mountain-contemporary home blends seamlessly with the landscape. The great room features 16-foot vaulted ceilings, a wood pellet stove, and a large sliding door that opens to a riverfront patio. The spacious, well-appointed kitchen is built for cooking and entertaining. In the primary suite, wood floors, unique lighting, and panoramic mountain views create a retreat, complete with a clawfoot tub, large marble shower, and generous closet space. The indoor-outdoor recreation room adds hosting flexibility, with front-and-back glass garage doors that open fully to the outdoors, finished with corrugated steel accents and custom lighting. Above the



attached 3-car garage, a fully equipped apartment offers space for guests, family, or rental income. A detached workshop and equipment barn provide all the storage you could need, including room to stow your RV or other large recreational gear. A second 2-acre parcel includes two RV hookups with water and sewer access. A large portion of the land is protected by a Colorado Conservancy Easement, ensuring the property's pristine beauty remains untouched. Come experience unmatched Colorado tranquility, where river and mountain lifestyles converge.

Built in 2024

Essential Information

MLS® #	S1062009
Price	\$3,950,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	5,644
Acres	20.58
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Mountain
Status	Closed

Community Information

Address	6120 Us Highway 285
Area	Out Of Standard Regions
Subdivision	OTHER - CHAFFEE
City	Poncha Springs
County	Chaffee
State	CO
Zip Code	81242

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available, Sewer Connected, Septic Available
Parking	Attached, Concrete, Detached, Garage, Heated Garage, Insulated Garage, Lighted, RV Garage, RV Access/Parking, Three or more Spaces, See Remarks
# of Garages	3
View	Meadow, Mountain(s), River, Southern Exposure, Creek/Stream, Valley, Trees/Woods
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior	Luxury Vinyl, Luxury Vinyl Tile, Tile
Interior Features	Wet Bar, Ceiling Fan(s), Entrance Foyer, Eat-in Kitchen, Five Piece Bathroom, Fireplace, Granite Counters, High Ceilings, In-Law Floorplan, Kitchen Island, Primary Suite, Open Floorplan, Pantry, Quartz Counters, Smoke Free, Solid Surface Counters, Smart Light(s), Smart Thermostat, Utility Sink, Vaulted Ceiling(s), Wired for Data
Appliances	Bar Fridge, Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave Hood Fan, Microwave, Refrigerator, Range Hood, Dryer, Washer
Heating	Forced Air, Natural Gas, Pellet Stove
Cooling	1 Unit
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
# of Stories	2
Has Basement	Yes
Basement	Crawl Space

Exterior

Exterior	Frame
Roof	Architectural, Shingle
Construction	Frame
Foundation	Poured

School Information

Elementary	Salida
Middle	Salida
High	Salida

Additional Information

Date Listed August 8th, 2025

Listing Details

Listing Office LIV Sotheby's I.R.



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