



Property Features

956 Silver Sage Lane | Lyons



NEIGHBORHOOD & EXTERIOR FEATURES

- Located just 15 minutes from downtown Lyons, this stunning custom home is perched on a very private 50-acre parcel with a gated entry and no visible neighbors from the home.
- This parcel has more trees than commonly found in this area and the building site was carefully excavated to save trees that are close to the home.
- Backs to hundreds of acres of privately-held land, with a private Little Thompson River access via easement and a private hiking/biking trail plus an ATV trail loop
- Hike up to the highest part of the property to enjoy views of Longs Peak and the city
- Only 35 minute drive to Longmont or Boulder
- Built next to a dramatic geographical cliff, with more trees than surrounding geography and a seasonal creek is within 50 feet of the house
- A year-round spring has a dedicated cistern for livestock watering
- High-end custom home with end-of-the-road privacy, and a paver stone driveway.
- All rock on the exterior of the home and fireplace was picked by hand on the property.
- Owned solar panels (8.5 Kw system) cover most electrical costs except for heating the pool.
- No HOA. Road maintenance is minimal and taxes for the roads are taken out of property tax. Snow removal in the driveway is the responsibility of the owner
- Multiple outdoor gathering spaces with three separate fire pits, horseshoe pits and space for cornhole.

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- Spectacular views provide a beautiful backdrop for backyard entertaining
- “Catio” is ideal for your indoor cat to enjoy fresh air and play time
- Garden area with landscaped areas and garden boxes for vegetables
- Oversized garage with cedar garage doors and separate RV parking area with hook-ups
- Cedar board and batten siding
- Close to Station #2 Firehouse in Lyons Fire Protection District. Property is well-mitigated.

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INTERIOR FEATURES

- Beautiful “mountain modern” custom home was newly constructed by Westover in 2019.
- Year-round, heated sunroom addition with 4,000 gallon custom fiberglass endless pool, custom sandstone walls and pool surround, high ceilings and windows to capture the views.
- Spacious living room with moss rock fireplace - all stones were hand-picked on the property
- Primary bedroom on main floor with full bath and access to private deck
- Green (LEED) and non-toxic, healthy building materials used throughout the home including: sealing all particle/plywood, clay paint, finishes, no VOC materials, special caulk, plastic barrier with all insulation.
- All copper piping throughout the home
- Large granite, island kitchen with premium stainless steel kitchen appliances, alder cabinets and solid copper kitchen hood.
- Premium floor coverings including hickory hardwood and natural wool carpeting
- Private 2nd floor primary bedroom suite with walk-in alder wood closet and elegant primary bath with European glass shower with bench, upgraded tile, soaking tub, double vanities and epic views of the surrounding foothills.
- 2nd floor loft ideal for 2nd office, sitting room or hobby space
- Hot water heater circulator is on a timer and the hot water tank can be adjusted.
- Fully finished, walkout basement with 9 foot ceilings, large windows overlooking a covered outdoor patio with firepit, recreational space, additional guest room and office.
- Fire safe in basement
- All newer mechanicals lessens maintenance worries
- Entry foyer with powder room that has a live edge soapstone countertop
- Large mud/laundry room accessed from garage with built-ins and clever baseboard shoe storage area

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“HEALTHY HOME” CONSTRUCTION

This home was designed and built by a functional medicine Doctor who has dedicated his life and practice around non-toxic living. Because indoor air can be 5-10 times more toxic than outdoor air, which can contribute to many health problems and diseases, the seller invested exceptional care in choosing the materials and construction techniques while building this special home. This home represents one of the most advanced, chemical-free “healthy homes” you will find on the market or in the region.

- All building materials are VOC and formaldehyde free.
- All cabinets are custom wood with no particle board.
- Stains and finishes are plant-based and non-toxic.
- All woods in the home are from sustainable sources.
- The only particle board that exists in the entire home is the subfloor, which was sealed with non-toxic sealer to prohibit outgassing.
- Cellulose insulation without any chemicals and with the highest possible insulation factor.
- Wool carpet and padding that is naturally stain-resistant and the padding is made with 100% jute with no chemicals. Wool carpet will last longer.
- Granite and soapstone countertops are untreated to avoid the commonly high-toxic sealers used in most conventionally constructed homes.
- Milk-based paints with no chemicals.
- All tile and grout work is sealed with natural sealer - no chemicals.
- All building materials are from the Green Design Center including caulking and glues - which were minimal.
- All pipes throughout the home are 100% copper to eliminate microplastics in the water.
- Most of the walls and even the subfloors have been soundproofed with cellulose to reduce noise pollution.
- Home was designed to capture as much natural light as possible for health benefits.
- Sunroom was designed to capture heat in the summer and assists in contributing to the heat on the main floor.
- Primary bedroom walls are insulated with a silver and nickel mesh which reduces natural and man-made EMF exposure, which has been shown to increase the quality of sleep. The room was also designed blacked out for better sleep as well.
- The indoor pool is custom made with fiberglass that does not leech. All other endless pools have a vinyl coating which leeches carcinogens. The top-of-the-line motor creates a beautifully serene stream to swim against that is fast enough for Olympic swimmers or slow enough for beginners.
- All lighting is full spectrum LED lights, which have been shown to improve immune function and mood.
- All concrete decks and entryway plus stone pavers are 100% natural without any chemical sealants or preservatives.

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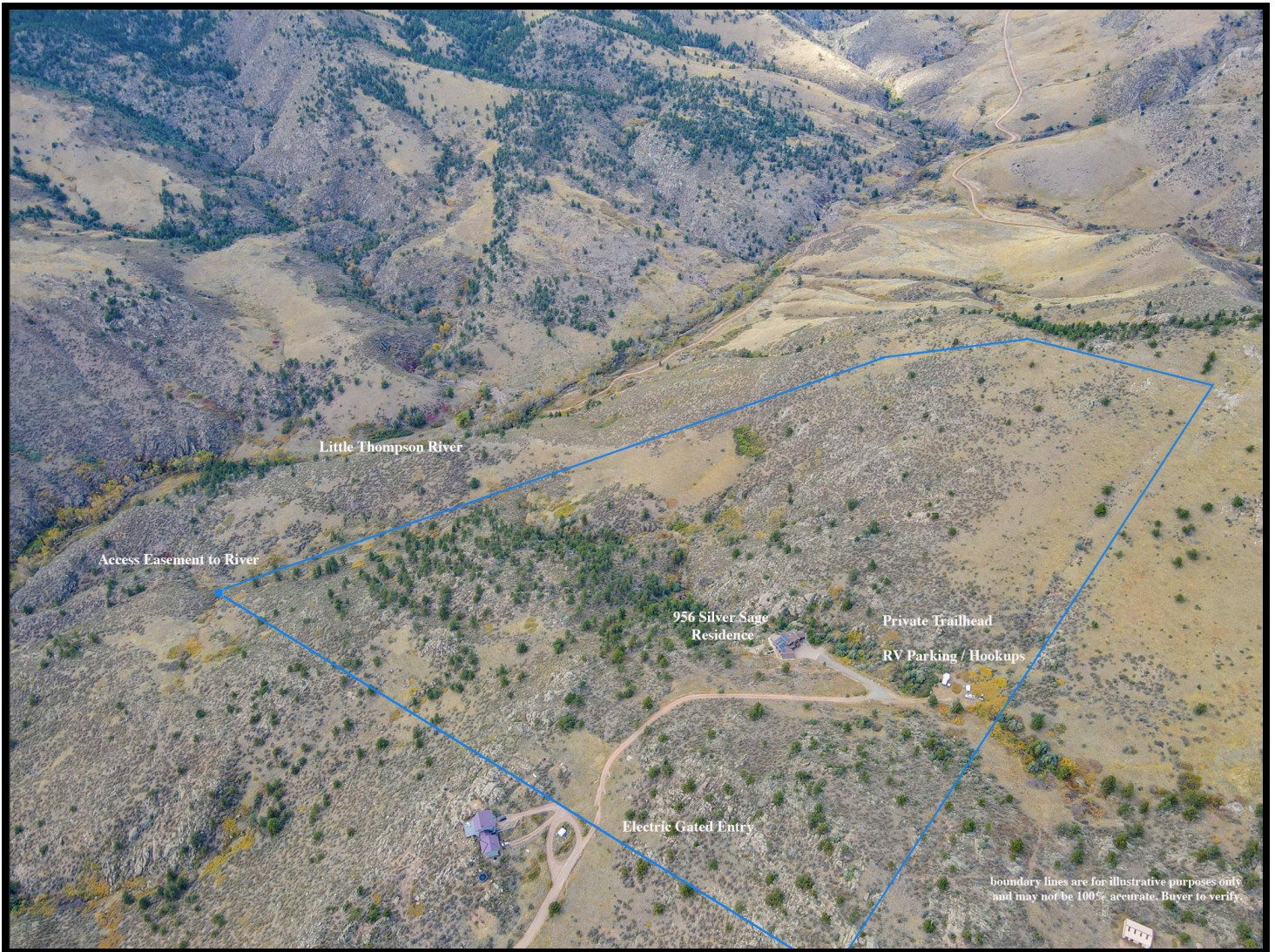


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THE PROPERTY

The “access easement” is a hand-shake agreement with the neighboring property owner and is not a recorded agreement or right. Buyer to verify. The RV area would also be a great opportunity to build an additional outbuilding. If the building had a second story or deck, it would have incredible views of the surrounding hills.

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UTILITIES AND INTERNET ACCESS

ELECTRIC: PVREA

Website: <https://pvrea.coop/>

Solar Panels Owned

PROPANE: 1000 gallon tank (Hygiene Propane

hygienepropane@yahoo.com | 303-776-6197

WATER: 1500 Cistern gravity feed from driveway to house | Well Permit Number 298384

See Document section in IRES for Well Permit and Water Analysis (from 3/23/2018)

SEPTIC SYSTEM:

See Document section in IRES for Septic Permit

TRASH: OneWay Trash service is available

Website: <https://onewaytrash.com/>

MAIL: Mailbox at end of pavement on Lone Star Trail

INTERNET: XBAR7

Website: <http://www.xbar7.com/>

(Speed: T5 service with 5 Mbps/3 Mbps - higher speed packages are available)

PROPERTY INSURANCE PROVIDER: State Farm

Agent: Erik Bartush at Erik Bartush Ins Agcy Inc (303) 772-6466

Website: <https://www.statefarm.com/agent/us/co/longmont/erik-bartush-8xmx81ys000>

PROPERTY TAXES: 2023 \$11,888.12

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INSURING MOUNTAIN REAL ESTATE

Obtaining homeowner's insurance in Colorado has become more complex, and more expensive. That dynamic is happening across the country as insurance companies have had to navigate more disasters in a changing climate. Larger, well known insurance companies may not be the best fit for rural properties in Colorado. We stay in touch with numerous companies and agents who specialize in mountain and rural insurance in our region and we try to assist buyers with their search to help them find the right insurance company.

The following companies are currently providing insurance on rural properties in our area. Rates and terms may vary.

Sarah Lucero – Risk Management
Partners
303.463.9800

Bolder Insurance
720.378.2621

Megan Walsh – JWR Insurance Group
970.401.8140

Catherine Davis – Allstate Insurance
303.665.0585

Greg Lind – Farmers Insurance
720.448.6329

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LYONS, COLORADO:

Lyons, Colorado sits in the shadow of Longs Peak nestled below the iconic Steamboat Mountain. It is known as the Double Gateway to the Rockies due to its location at the intersection of Highway 7 and Highway 36... both routes to Rocky Mountain National Park and the Estes Park region. This location offers a spectacular landscape with two river canyons and the confluence of the North and South St. Vrain rivers. Residents treasure their outdoor spaces and all the recreational opportunities in the surrounding parks, Boulder County Open Space and dedicated trails like Picture Rock, Antelope Trail and Hall Ranch.



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LOCAL SCHOOLS:

The schools in Lyons are highly rated and known for providing a caring, small town educational experience that can be harder to find in larger communities. The public schools are part of the St. Vrain School District. [Lyons Elementary School](#) is often celebrated for its sweet and inspirational atmosphere that is incredibly well-supported by the Lyons Community. [Lyons Middle/Senior School](#) is a small, blended school that covers 6th-12th grades. Early learners can enjoy a Montessori-prepared environment at [Lyons Valley Preschool](#).

LYONS REGIONAL LIBRARY:

The Lyons Regional Library is a brand new, beautiful community-centered facility that is located downtown. The Library strives to provide access to quality resources and programs that will fulfill educational and cultural needs for the entire community. *(Photo courtesy: Lyons Regional Library)*

Website: <https://lyons.colibraries.org>



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LYONS HISTORY:

The first settlers of Lyons included the Native American Ute and Arapaho tribes. Additionally, the Shoshones, Pawnee, Cheyenne and Crow tribes were known to have hunted through the valley. E.S. Lyon and his wife came to the region in 1880 from Connecticut. The town was platted, named after Lyon and became incorporated in 1891.

Lyons became a quarry town due to all of the sandstone in the hills nearby. Those quarries were a booming business that brought the railroad to town. Sandstone was shipped on this system as far away as Chicago and New York. Several quarries remain active today and provide the beautiful stone for some of Colorado's most iconic buildings, sidewalks and other projects. You can see Lyons' famous stone in many of the beautiful buildings on the campus of the CU Boulder.

Residents are encouraged to learn more about the history of Lyons by visiting the Lyons Redstone Museum in the summer. The museum has been closed due to COVID-19, but you can enjoy a "walking" tour from the comfort of your couch by clicking here: <https://theclio.com/tour/910>

LYONS FIRE PROTECTION DISTRICT

The greater Lyons community is served by a very robust fire department that is a blend of paid firefighters and volunteers. The department prides itself on their quick response and trained, skilled and very dedicated members. In addition to continual training, the fire department has two fire stations and maintains a fleet of firefighting apparatus. The fire department is also a core member of the community, providing preparedness and public information.

Website: <https://www.lyonsfire.org/>



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NASHVILLE OF THE ROCKIES: THE MUSIC SCENE

Lyons is a little town with a big sound. Home to [Planet Bluegrass](#), the festival grounds that bring world class musicians and thousands of fans into the community every summer for [RockyGrass](#), [Folks Fest](#) and a number of other seasonal concerts and festivals. The owners and producers behind Planet Bluegrass also manage the [Telluride Bluegrass Festival](#) from their offices in downtown Lyons.

Festivarians spend warm weekends soaking up the sun while enjoying the St. Vrain River which meanders through Planet Bluegrass. Local and visiting concert-goers sit on the grass in front of the main stage with scenic Steamboat Mountain as the dramatic backdrop.

Musicians and artists have been drawn to the beauty and vibrant creative lifestyle that is very unique to this small town. Music is a strong cord in the fabric of the Lyons community. If you wander downtown in the evening, you might catch live music in local restaurants or a circle of friends playing their guitars and mandolins. Living near downtown means walking or hopping in your golf cart to take in a summer concert in the park or sit with a crowd of 5,000 to see world-class musicians on the main stage at Planet Bluegrass.

(Photo courtesy: Planet Bluegrass)



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COMMERCIAL BUSINESSES IN LYONS:

Lyons has many creative, independent businesses including shops, galleries, restaurants, breweries, distilleries and many services. For a complete list, visit the Town of Lyons website or the [Lyons Chamber of Commerce](#). Better yet, walk down Main or High Streets and grab a latte at the [Barking Dog](#), have tacos at [Mojo](#), pizza at MainStage Brewery, some BBQ at [Smokin Daves](#) or enjoy a delectable dinner at Lyons newest gourmet offerings, [Marigold](#) and [Farra](#).

You won't need to leave Main Street when doing your holiday shopping. The downtown district is home to [Western Stars Gallery](#), [Red Canyon Art](#), [Uniquely Lyons](#) and [Gatherings of a Lifetime](#). Main Street is anchored by the beloved [St. Vrain Market](#) which offers high quality groceries, meats and delicious sandwiches, bakery goods and prepared meals.

Lyons is also home to the original Oskar Blues Brewery which was the pioneer of craft beer in a can. In the spring of 2021, a new brewery, [MainStage](#) offers outdoor seating and live music. Lyons is also home to the country's first Tiny Home Resort, [WeeCasa](#). The [A-Lodge](#) is a small and charming motel that was just remodeled and opened a beer garden that features food trucks and live music.



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COLDWELL
BANKER

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Lyons has always inspired creativity and that is evident in the many unique and pioneering businesses that thrive in this community. The business community continually provides sponsorships and support for other recreational events like the [Old Man Winter Rally](#) and Community Foundation Hootenanny in the summer! The commercial district along Main and High Streets also provides the backdrop for the annual Halloween Parade and Parade of Lights.



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PRIMARY NONPROFITS SUPPORTING LYONS:

A healthy and dedicated philanthropic energy in Lyons has helped to create numerous charitable pursuits, a thriving PTO and Booster Clubs as well as the creation of two non profit organizations that provide human services and cultural enrichment to the community.

[LYONS EMERGENCY ASSISTANCE FUND \(LEAF\)](#): provides safety net services to residents in the greater Lyons region. This includes a food pantry, basic needs, Lyons Meals on Wheels and Mental Wellness services.

[LYONS COMMUNITY FOUNDATION \(LCF\)](#): provides support to other nonprofits (including LEAF) as well as scholarships, funding for cultural events, art installations and many other programs to inspire positive impacts to the community. LCF has also provided grant programs after natural disasters and the 2020 pandemic.

Residents are encouraged to volunteer and donate to these organizations to continue the spirit of giving in the community. *(Photo courtesy: LEAF)*



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