

# 1220 WILDER MOUNTAIN ROAD

CRESTED BUTTE, COLORADO

35.68 ACRES | \$2,250,000

Immerse yourself in exclusivity and pristine beauty at 1220 Wilder Mountain Road, located within the esteemed Wilder on the Taylor. This exceptional 35.68 parcel offers fully developed luxury home plans with 6,256 sqft by the renowned Sunlit Architecture. The plans were meticulously designed to harmonize with the breathtaking, one-of-a-kind views of Paradise Divide in Crested Butte that are unrivaled anywhere else in the community. This 2,100-acre historic ranch offers a rare blend of natural beauty and exclusivity. Nearly 90% of the property is preserved against future development, ensuring its untamed allure and privacy for generations. For the passionate angler, this property is a dream realized. Wilder on the Taylor is more than a destination--it is a sanctuary of world-class fishing, set among a vast expanse of the Gunnison National Forest. With over two miles of private access to the legendary Taylor River and its abundant trout waters, this is where your passion for the sport transforms into a way of life.

## For Additional Details, Contact:

**Brian Hartley** | Associate Broker  
brian@livewaterproperties.com  
307.690.3155



LIVE WATER  
P R O P E R T I E S

HUNTING | RANCHING | FLY FISHING | CONSERVATION





## At a Glance

- Located in Wilder on the Taylor, a 2,100-acre community with 90% of land preserved from future development
- Turnkey build opportunity on 35.68 parcel with 6,256 sqft luxury home plans and installed domestic well
- Private access to six miles of the Taylor River, stocked ponds, and professional fishing guides
- 30 minutes from Crested Butte and close to Gunnison Airport and private FBO
- Includes guest riverfront cabins, concierge services, and access to world-class recreation

