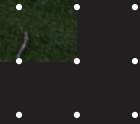




COMPASS

The Rozena Estate





ROZENA
ESTATE



An Overview

7007 Rozena Drive

- 4.29 acre parcel
- Main Residence
- Outbuilding with office, garage, barn stalls, powder room
- Pool and pool house

7009 Rozena Drive

- 4.14 Developable Acres

0 Ute Road (Outlot B)

- 9.68 Acres
- Conservation Easement



Prepare to be captivated by The Rozena Estate, an extraordinary offering unlike any other in Boulder County. This rare legacy property spans over 18 acres across three separate parcels, presenting a once-in-a-lifetime opportunity. Panoramic vistas surround you at every turn, from the grandeur of Longs Peak to the tranquil shores of Birch Lake. Water is a defining feature here; with an astounding 1.36 shares of the Palmerton Ditch meandering through the grounds, providing an invaluable resource for flourishing landscapes and abundant gardens.

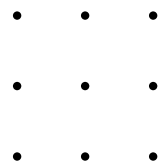




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A grand entrance through a private gate sets the tone for an enchanting experience. A stately, winding pathway framed by mature trees leads you to the residence, revealing meticulously manicured landscaping, captivating views of your own idyllic ponds, and awe-inspiring mountains. The home's elegant facade, featuring a stunning custom metalwork tree on the front door, commands attention.

Inside, a sun-drenched glass atrium opens to dramatic vaulted ceilings, where towering windows frame sweeping views and blur the line between indoors and out.





Double-sided stone fireplaces, a formal dining room embraced by lake and mountain vistas, a lofted primary retreat, and a great room designed for gatherings all add to the home's allure. Curved walls and architecturally distinctive spaces create a captivating flow that elevates the residence beyond convention.

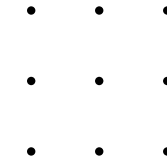
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Outdoors, an expansive pool becomes the centerpiece of a true backyard oasis, complemented by broad decks, a fire pit, and a full outdoor kitchen for memorable entertaining. The pool house, complete with a bathroom and shower, extends the experience for family and guests.









Beyond the main residence, this sweeping estate offers extraordinary potential. A second undeveloped parcel presents the opportunity to build a 5,500-square-foot luxury home—ideal for a family compound or guest retreat.

Apple and pear trees thrive, hay field irrigation is in place, and owners have enjoyed canning and winemaking on-site.





Down the orchard-lined path stands a multifunctional barn with an office, kitchen, bath, and two stalls—well-suited for equestrian use, hobbies, or versatile retreat space. An adjoining workroom provides the perfect setting for fishing preparation, horse care, or tending to the 9.5-acre hay field, while an in-ground mechanical lift adds exceptional utility for automotive projects or equipment maintenance.





Nestled in a discreet corner of Boulder County, Rozena Estate offers the perfect blend of pastoral seclusion and urban convenience. Just minutes away, the charming town of Hygiene evokes vintage Colorado with beloved stops like The Mountain Fountain, Low Rider coffee and shop, and the locally adored Café Fritz.

From this property, you'll enjoy sweeping Rocky Mountain views, endless outdoor recreation, excellent schools, and a thriving cultural scene with dining, breweries, and attractions close at hand. Living at Rozena Estate embodies the essence of Colorado living: privacy, luxury, and a deep connection to nature—all within easy reach of both small-town nostalgia and the dynamic Front Range lifestyle.



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