

~ LUCKY CATCH ~
Cripple Creek, Colorado (Teller County)



Offered at \$679,000

Fish in Stocked Creek ~ Borders Community Open Space ~ Borders BLM Lands ~ Mountain Motif Home Loaded w/ Rustic Charm

10.7 +/- Acres

Lucky Catch provides a warm and hearty welcome to family & friends. Once you walk through the front door of this charming mountain “cabin” you feel as though you have come home. Find a tastefully designed rustic theme offering an open great room-kitchen-dining area layout with beautiful stone fireplaces, hardwood floors, vaulted, beamed and tongue and groove ceilings w/ recessed lighting. Preparing meals in the gourmet kitchen will be a pleasure w/ stainless steel appliances, specialty cabinetry and rich tones. Choose to dine in the cozy nook, the dedicated dining area or on the morning deck just outside the kitchen. Large windows bring in natural light as well as all the colorful outdoor scenes. From the windows and spacious wrap around deck, watch the antics of area wildlife play alongside the creek or the flights of colorful humming birds; listen to the creek as it cascades over rocks or the chorus of mountain birds; or, simply sit and enjoy your morning coffee & watch the sun rise over the canyons’ bluffs; or, spend a lazy day reading your favorite novel. When you are ready for action, step off the deck and enjoy the trout-filled Fourmile Creek – grab your fishing pole, explore the miles of creek and test your angling skills on the savvy brook trout that lurk in its many cascading pools and plunges. Wade through its cool waters on warm summer days and take in the 300+ days of blue skies. In addition, the property adjoins BLM Lands so there is hunting, exploring, target shooting, hiking, backpacking, and camping literally “out your back door”. Embark on a short drive to partake in one of the many fun-filled activities in the region – from small stakes gambling to white-knuckle river rafting on the mighty Arkansas River. When you return home, enjoy one of the two private (2) master suites. Lucky Catch has a beautiful, natural setting that is both relaxing and invigorating for year-round living or vacationing!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOMES FOR SALE



A Creek Runs By It



Fishing Right Out Your Front Door

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | Info@TrueWestColorado.com



TrueWestColorado.com
821 West Lafayette Avenue, Ste 100
Woodland Park, CO 80863

Featured Property on
SportsAfieldTrophyProperties.com



The information presented is deemed reliable by True West Properties however its accuracy or completeness cannot be guaranteed. Prospective Buyers should independently verify all information.

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PROPERTY DETAILS

Improvements

Structures:

- Custom Home – 2,982 SF
- Year Built: 2009 w/ New Addition in 2013
- Bedrooms: 3
- Baths: 3
- Garage: Detached, 2-Car - 676 SF

Year Built: 2014

Well (s): (1) Household. Permit # 61596-F

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Propane, Satellite

Internet / TV

Septic: (1)

Fencing: None

Gated: No

Acreage

10.7+/-

Land Attributes:

Live Water: None on Property; Property Borders 11+/- Acres of Community (Green) Open Space with 1,400+/- Feet of Fourmile Creek (Stocked with Trout)
Mountain Views: Mt. Pisgah

Other Views: Fourmile Creek, Rock Bluffs & Canyon, Rock Outcroppings, Hay Meadows, Timbered Hillside, Lakemoor Valley

Topography: Level, Hillside, Steep, Rock Outcroppings & Rock Bluffs

Tree Coverage: Moderate – Ponderosa, Spruce, Fir & Scattered Aspen

Vegetation: Landscaping Front of House, Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On Site: Fishing (Fourmile Creek Stocked w/ Trout), Hiking, Wildlife Viewing, Camping, Rock Climbing
Hunting Permitted: None on Property; Property Borders BLM Lands which allow Big / Small Game Hunting & Target Shooting, ATV Use
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$1,069

Zoning: Re-1

Lease (s): None

Protective Covenants / Amenities: Yes, Lakemoor West / 11+ Acres Community Open (Green) Space, Stock Fourmile Creek, Community Pavilion
Conservation Easement: None
Income Potential: Rental

Location & Access

Nearest Town (s): Cripple Creek, Florissant, Divide, Woodland Park, Colorado Springs
Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round Gravel County Road

Elevation

7,740 – 8,000 Feet

Bordering Properties

BLM Lands (1) Side, Lakemoor West
Community Open Space (9+/- acres), Private

MLS (PPAR/Realtor.com)

2427019

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