

~ COLUMBINE TRAILS ~
Woodland Park, Colorado (Teller County)



Offered at \$1,399,000

(2) Sides Border Pike National Forest ~ Fully Functional, Equestrian Estate ~ Barn, Paddocks, Outdoor Arena, Riding Trails ~ Custom Home w/ Indoor Swimming Pool ~ Pikes Peak Views

13.59+/- Acres

Whoa – this is it! Columbine Trails is a fully functional equestrian estate with numerous horse amenities as well as a luxury home fit for those with discriminating tastes! Located at the end of a private drive and bordered on (2) sides by Pike National Forest, it is ideally situated for privacy and easy access to miles of riding trails. The Santa Fe style home features main level living, a well thought out design, spacious rooms, art niches, custom iron, tile & wood work, decorative & recess lighting. Main level includes a gourmet kitchen, breakfast bar, separate dining and great room. The covered deck overlooks the grounds & provides front seat view of Pikes Peak. Double doors grant entry into a master suite complete w/ a gas fireplace, sitting/exercise room, elegant bath, walk-in closet & deck access. Built-in cabinetry & large windows compliment the office, laundry and the attached 3-car garage. A wide, semicircular staircase takes you to a bright and open family room (gas stove, wet bar) and swim area. Enjoy the heated, 36 ft indoor lap pool complete w/ bath & changing area. Spoil family and friends with the (2) additional bedrooms - each with garden level windows & private baths. A covered patio welcomes you outside to explore the colorfully landscaped gardens filled with Colorado Columbines, flowering plants, shrubs and trees. The property also has a Barn Master Barn with (4) Stalls, Hay, Tack, Bath & Bunk Rm, Horse Waterers, a 30' x 40' Clearly storage building, (2) loafing sheds, several paddocks and an outdoor arena. The perimeter is fully fenced and you have direct access to the bordering Forest for unlimited trail riding, hiking, or hunting. Schools, shopping, groceries, restaurants, and medical care are just a short distance (seven miles) away. Columbine Trails offers the very best of equestrian living and accommodates the everyday necessities of an active family & work life. A place the entire family will be proud to call "home"!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOMES FOR SALE



Custom Iron and Woodwork Features



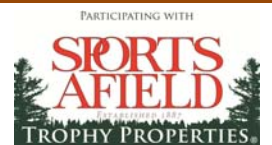
36 Ft. Indoor Pool

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

Structure (s):

- Custom Home – 5,426 SF
- Year Built: 1999
- Bedrooms: (3)
- Baths: (5)
- Garage: Attached, 3-Car, 1,221 SF
- Barn (Master Barn): 40' x 48' – 1,920 SF
- Barn Amenities: (4) 12' x 12' Stalls w/ Indoor & Outdoor Access, 16' Center Aisle (Drive Through w/ 10' High / 16' Wide Doors), Water, Electric, ½ Bath & Bunk Room, 350,000 BTU Heater w/ dedicated Propane Tank, Nelson Horse Waterers (inside x 3, outside x 1), Misters, Hay Storage, Tack Room, Ceiling Fans, CO2 & Smoke Detectors, Concrete/Matted Flooring
- Cleary Storage Building: 30' x 40' – 1,200 SF; Metal Siding & Roof, (2) 8' High x 12' Wide Doors
- Loafing Shed (3-Sided Metal Siding & Roofs) x 2: 12' x 24' – 288 SF each

Well (s): (1) Domestic. Permit # 194020

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Propane, Satellite Internet / TV

Septic: (1) Home, (1) Barn

Fencing: Perimeter, Cross – Hot Wire, Smooth Wire

Gated: Yes, Electric w/Key Pad Entry

Acresage

13.59 +/-

Land Attributes:

Live Water: None

Mountain Views: Pikes Peak

Other Views: Timbered Hillsides, Valley, Meadows

Topography: Level, Rolling Hillsides

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

Vegetation: Landscaped Flower Gardens, Native Grass, Wild Berries, Wildflowers

Recreation

On-Site: Equestrian, Hunting (Big & Small Game), Hiking, Camping, Wildlife Viewing

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 511

Taxes & Zoning

Annual Taxes (estimated): \$1,622

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: Yes, No HOA, No HOA Fees

Conservation Easement: None

Income Potential: Ranching, Rental, Animal Boarding

Location & Access

Nearest Town(s): Woodland Park, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Paved State Highway to Private Gravel to Gravel Driveway

Elevation

8,100 – 8,200 Feet

Bordering Properties

Pike National Forest (2) Sides, Private

MLS (PPAR/Realtor.com)

1131485

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