

~ **TURKEY TRACKS** ~
Woodland Park, Colorado (Teller County)



Offered at \$668,000

Ranch Style Living w/ Custom Upgrades ~ Rural & Private Yet Close to Town ~ Seasonal Creek & Spring ~ Abundant Wildlife Rural ~ Mature Aspen & Pine

39.77 +/- Acres

Turkey Tracks leads you into a private mountain setting overlooking the quaint town of Woodland Park, Colorado. Take in the panoramic mountain vistas, sunsets from an expansive wrap-around deck and a landscape filled with evergreens, aspen meadows and tumbles of granite rock boulders. The entire acreage has been mitigated to promote healthy forestry practices and minimize fire danger. Explore numerous game trails and discover a hidden spring where you can track area wildlife like mule deer, elk, bear and grey fox. Turkeys are a common visitor to the property along with a variety of colorful humming birds and pine martens. A local climate of 300+ days of annual sunshine allows you to capitalize on the sun's power with an efficient solar energy system and electric grid back-up. This helps the environment by using clean energy and keeps energy costs ultra low. The ranch-style home is extremely comfortable with a well-designed open floor plan. Soaring 16-foot ceilings bring in abundant natural light and an impressive grand room offers a cozy wood-burning fireplace. A dream gourmet kitchen is equipped with granite counters, custom cabinetry and a spacious walk-in pantry and Viking, Dacor, Bosch appliances. Home cooked meals can be savored at the spacious island, separate dining area, or, eat "Colorado Style" on the walkout deck. The hand-scraped hickory wood floors, custom 3-D wall murals, travertine & copper sinks and decorative fixtures combined with natural tones and custom accents will delight you. The master suite has a host of amenities: 16' T&G ceilings, gas fireplace, walk-out deck, soaking tub, tall dual-head shower & separate marble vanities. The mud room has ¾ bath & laundry area; and, the 2-car garage has (2) bonus-flex rooms – one is heated with a sink. Come discover why the all the tracks seem to lead to "Turkey Tracks" – an amazing mountain property that you will want to call home!

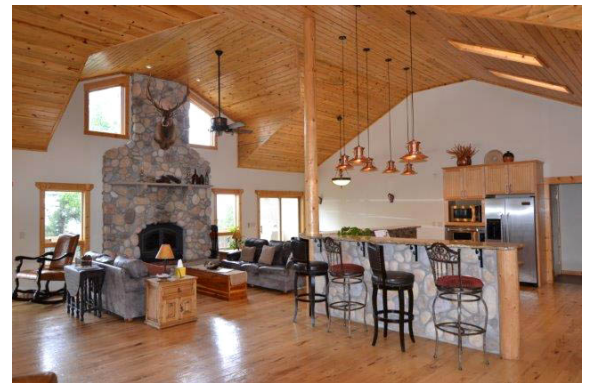


Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOMES FOR SALE



Open Floor Plan



Dream Gourmet Kitchen

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 – 2,720 SF
- Year Built: 2007
- Bedrooms: (3)
- Baths: (3)
- Garage: Attached, Heated 2-Car, 484 SF
- Workshop - 240 SF

Description: Heated, 220V Plug, Houses Converter & Batteries for Solar Components, Built-in Work Bench, Cabinets, Loft Storage

Well (s): (1) Domestic. Permit # 271142

Water Rights (other than well): None

Mineral Rights: Yes

Utilities: Active Solar, Back-up Electric, Phone, Propane, Satellite Internet / TV

Septic: (1)

Fencing: Perimeter, Partial – Barbed Wire

Gated: Yes

Acreage

39.77 +/-

Land Attributes:

Live Water: Seasonal Creek & Spring

Mountain Views: Top of Pikes Peak, Blue Bird Hill, Devils Head,

Tarryall Mountains, Collegiate Peaks

Other Views: Timbered Hillside, Rock Outcroppings, Valley,

Meadows, City of Woodland Park

Topography: Rolling Hillside, Sloping, Steep, Rock

Outcroppings, Boulders

Tree Coverage: Moderate – Spruce, Fir, Aspen, Ponderosa Pine
Vegetation: Wild Grass, Wild Berries, Wildflowers

Recreation

On-Site: Target Shooting, Archery, Hiking, Wildlife Viewing, Camping, Nearby Hunting

Hunting Permitted: No hunting or trapping

DOW Area Hunting Unit (s): 59

Taxes & Zoning

Annual Taxes (estimated): \$2,753

Zoning: A-1 Agricultural

Lease (s): None

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

Conservation Easement: None

Income Potential: Rental

Location & Access

Nearest Town(s): Woodland Park, Divide, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

Access: Gravel Roads - Gravel County Road to Private Gravel.

Elevation

9,000 – 9,100 Feet

Bordering Properties

Conserved Lands (1) Side, Private (3) Sides

MLS (PPAR/Realtor.com)

7920654

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