

~ THE SUMMIT AT LAKEVIEW ~  
Florissant, Colorado (Teller County)



**Offered at \$964,000**

**Borders Wrights Reservoir ~ Private 175 Acres Recreational Lands & Fourmile Creek ~ Spectacular Colorado Mountain Views**

**52.04 +/- Acres**

Features an elegant custom home bordering adjoining private recreational lands, conserved ranches and a stocked mountain lake! Located at the end of a private cul-de-sac and situated on the highest building site, this refined-styled home compliments the unique beauty of the surrounding landscape. Its spacious open floor plan & large windows provide ample light to welcome all the glorious colors of Colorado - green pines, golden yellow aspens & deep blue skies. Showcased from its grand room, kitchen and covered decks are the snow-capped Sangre De Cristo Mountains, a sub-irrigated valley & a tranquil mountain lake. From the front door, view the intriguing domed rock formations of Mueller State Park. Out the back door, view magnificent mountain & valley vistas and trophy wildlife such as elk, mule deer, bear & turkey. The topography of the land varies with high ridges, open grassy meadows, tall timber & rock outcroppings. Explore the remnants ("glory holes") of Colorado's gold history left behind by the miners looking for their riches in the 1850's; or, enjoy watching the flights & frolics of a nesting pair of bald eagles who grace the property. There is no shortage of recreational options - choose from fishing the private lake or trout stream, spotting waterfowl & wildlife, hiking or riding on the many trails in the 175 acres of recreational lands shared only by Owners in this exclusive ranch community. Access to property is along a paved National Scenic Byway and through a gated entry. The property is an easy one hour drive west of CO Springs. It is also centrally located to Colorado skiing, water rafting, fly-fishing, rafting, boating & numerous public lands. The Summit at Lakeview offers top of the world views of some pretty spectacular Colorado Mountain scenery complimented with its luxury comforts and rugged outdoor adventure. Truly a place to share priceless Colorado memories with family & friends!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO HOMES FOR SALE**



**Borders Private Lake & Common Area**



**Forever Sunroom Views**

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 – 4,642 SF
- Year Built: 2003
- Bedrooms: (4)
- Baths: (4)
- Garage: Attached, 2-Car, 798 SF
- Storage Shed: 30' x 40'

Well (s): (1) Domestic. Permit # 232552

Water Rights (other than well): None

Mineral Rights: None

Utilities: Underground Electric & Phone,  
Propane

Satellite Internet / TV

Septic: (1)

Fencing: Partial Perimeter – Barbed Wire

**Acreage**

52.04+/-

**Land Attributes**

Live Water: Borders Wright's Reservoir on  
West Boundary - Frontage 880+/- FT  
Mountain Views: Sangre De Cristo's, Mt.  
Pisgah

Other Views: Timbered Hillsides, Rock  
Outcroppings, Fourmile Valley, Meadows,  
Reservoir, Fourmile Creek

Topography: Rolling Hillsides, Steep, Rock  
Outcroppings

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

Vegetation: Wild Grass, Scrub Oak, Wild  
Berries, Wildflowers

**Recreation**

On Site: Fishing (Brook & Rainbow Trout),  
Hiking, Wildlife Viewing, Camping,  
Equestrian, Rock Climbing, Hunting (Big  
Game and Waterfowl)

Hunting Permitted on Property: Yes  
DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$1,187

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: Yes,  
Lakeview Forest Estates Land Owners  
Association / Road & Entrance Gate  
Maintenance  
Conservation Easement: None  
Income Potential: Rental

**Location & Access**

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

Access: Maintained Year-Round. Paved  
County Road to Private Gravel to Driveway

**Elevation**

8,080 – 8,430 Feet

**Bordering Lands**

Lakeview Forest Estates Common Area (125  
acres), Wrights Reservoir, Conserved Ranch,  
Private

**MLS (PPAR/Realtor.com)**

743469

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