

~ LOS MILAGROS ~  
Florissant, Colorado (Teller County)



**Offered at \$789,000**

**Custom Home w/ Luxury Finishes ~ Tranquil Setting ~  
Views of Pikes Peak, Sangre De Cristo's & Slater Creek Valley**

**35.09 +/- Acres**

A home of quiet tranquility and relaxation that combines some of the most luxurious building materials from around the world. No expense was spared on the design or finishing touches of the home - it is exceptional, stunning and fabulous! Imagine a Spanish style home with barrel arches, 9+ ft ceilings displays Canadian Fir Vegas and beams, Italian porcelain tile floors, rolled marble and granite countertops, colorful mosaic designs, sculpted and curved cabinetry and amazing light fixtures. The open floor plan, spacious rooms, large windows & French doors create an atmosphere that embraces you the minute you cross the threshold. Enjoy a gourmet kitchen, formal dining, and (2) master suits (the primary master suite includes views of Pikes Peak, a Kiva (Gas) Fireplace, Jetted Tub, Steamer Shower & Walk-in Closet). The elegant great room leads to an intimate courtyard – this peaceful retreat offers an outdoor Sheppard's fireplace, simple rock pathways interlaced with the plants of its perennial garden and fanciful rod iron gates. Look beyond its gates to find yourself surrounded by some of Colorado's best scenery - Pikes Peak, the Sangre De Cristos & Mt Pisgah. Watch the clouds dance across the sky or the antics of wildlife from the courtyard or rooftop and soak in the hot tub as evening falls to take in the dazzling blanket of brilliant stars. The property also boasts of 35 ac of prime Colorado mountain land – the terrain ranges from grassy meadows to sloping hillsides filled with pine, aspen and fir. Picnic upon enormous rock outcroppings to see dramatic views of area mountain ranges, timbered hillsides, rock bluffs, and the Slater Creek Valley. Located in the Fourmile Valley just off the Gold Belt Scenic Byway in a gated community, you are within easy distance to recreational lands for hunting, horse riding, water rafting, snow skiing and city amenities. A place of miracles - Los Milagros is a dream come true!

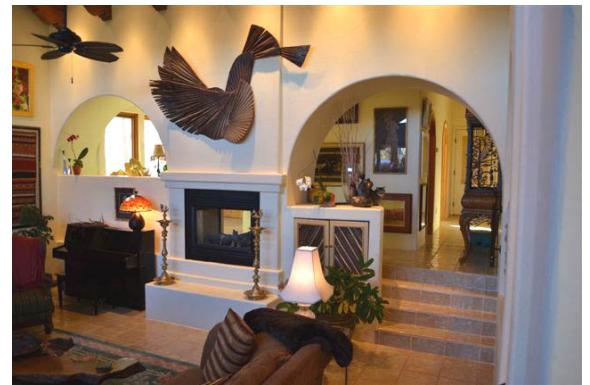


Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains

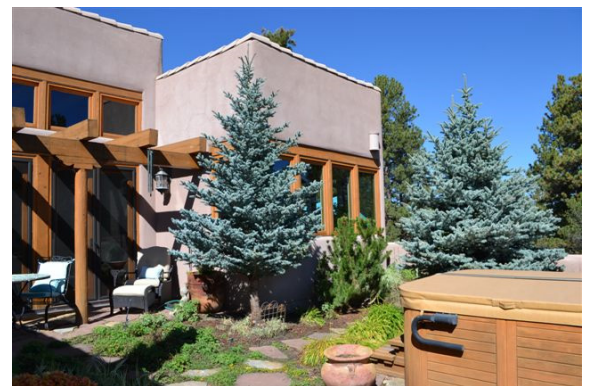


**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO HOMES FOR SALE**



**Interior Artistry**



**Private Gardens Filled with Columbines**

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 – 2,675 SF
- Year Built: 2000
- Bedrooms: (3)
- Baths: (3)
- Garage: Attached, 2-Car, 735 SF

Well (s): (1) Domestic. Permit # 211795

Water Rights (other than well): No

Mineral Rights: None

Utilities: Electric, Phone, Propane

Satellite Internet / TV

Septic: (1)

Fencing: Perimeter, Partial – Barbed Wire

**Acreage**

35.09+/-

**Land Attributes**

Live Water: None

Mountain Views: Pikes Peak, Sangre De Cristo's, Mt. Pisgah

Other Views: Timbered Hillsides, Rock Outcroppings, Ponds, Valley, Meadows

Topography: Level, Rolling Hillsides, Steep, Rock Outcroppings

Tree Coverage: Moderate, Heavy – Ponderosa, Spruce, Fir,

Aspen, Pinon, Cedar

Vegetation: Wild Grass, Wild Berries, Wildflowers

**Recreation**

On Site: Hiking, Wildlife Viewing, Camping, Equestrian, Rock Climbing, Nearby Hunting (Big Game and Waterfowl)

Hunting Permitted on Property: No

DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$763

Zoning: A-1

Lease (s): None

Protective Covenants / Amenities: Yes / Road Maintenance, Gated

Conservation Easement: None

Income Potential: Rental

**Location & Access**

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

Nearest Airport (s): Colorado Springs, Pueblo, Denver

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

**Elevation**

8,300 – 8,400 Feet

**Bordering Lands**

Private

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

7460099

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