~ THE SUMMIT AT LAKEVIEW ~

Florissant, Colorado (Teller County)



Offered at \$974,000

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 refinedstyled 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

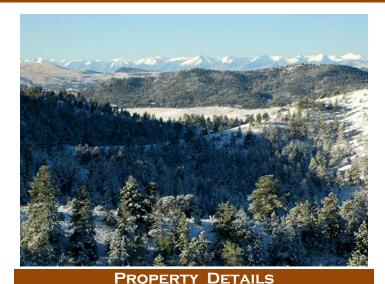
821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on SportsAfieldTrophyProperties.com



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Improvements

Structure (s):

• Custom Home – 4,642 SF

Year Built:2003Bedrooms: (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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