

~ 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 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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