

~ **GOLDEN EAGLE LODGE** ~  
Florissant, Colorado (Teller County)



**Offered at \$995,000**

**Grand Log Lodge ~ 360 Degree & Pikes Peak Views ~ Wrap Around Decks ~ Rock Bluffs**

**80.30 +/- Acres**

Sits proudly in the heart of a magnificent landscape & welcomes you with a warm embrace. Your eyes will light up & a smile will come to your face when you see the Lodge – its 6800+ square feet are crowned with a “Colorado” blue sky metal roof & surrounded by a 3-sided wrap-around deck. Tucked against towering rock bluffs, the Lodge takes a commanding position overlooking pine & aspen meadows with snow-capped views of Pikes Peak & surrounding mountains. A rare authentic log structure, constructed with 57 ft seam-less lodge pole pine logs, up to 14” diameter, from the mountains of Kalispell, Montana. The Lodge is built with superior products & artful craftsmanship. Enter through custom double doors to a sunny atrium, past a double stairway & into a 2-story Great Room with soaring 30'+ ceilings. A focal point is its massive rock fireplace with 20' hearth, 19' mantle & copper accents. A finishing touch on this magnificent feature is a hand-painted mural above the firebox of an eagle's flight over the property. The Lodge offers 5 large bedrooms (each w/private bath), a commercial grade / gourmet kitchen, 2 laundry rooms (one on each level) & an upper loft. Other features include Italian porcelain tile, hardwood & carpeted flooring, radiant heat, Anderson windows & 12 skylights. The deck provides a place to entertain or truly relax – to enjoy a sunrise or see a million stars on a clear night. When activity calls, the location could not be more perfect. Hike to a high point on the land with 360 degree breathtaking views of the surrounding mountains & valleys. Here you will find a serenity & deep inspiration from the grandeur of the mountain scenery. The Lodge also serves as a jumping off point for numerous excursions & a broad spectrum of recreational opportunities (fishing, hunting, boating, rafting, biking, hiking & skiing). Ideal for a family / corporate retreat, allow your spirit to fly like an eagle at Golden Eagle Lodge!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO HOMES FOR SALE**



**Built Like a Fortress!**



**Breathtaking Scenery!**

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):

- Log Home: 6,800 SF
- Year Built: 1992
- Bedrooms: (5)
- Baths: (7)
- Storage Building

Well (s): (1) Commercial. Permit # 242160

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Propane, Satellite Internet / TV

Septic: (1)

Fencing: None

**Acreage**

80.30+/-

**Land Attributes**

Live Water: (1) Pond

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

Other Views: Mueller State Park, Wright's Reservoir, Slater

Creek Valley, Timbered Hillside, Rock Outcroppings, Pond

Topography: Rolling Hillside, Steep, Rock Outcroppings

Vegetation: Wild Grass, Wildflowers

**Recreation**

On-Site: Hiking, Wildlife Viewing, Camping, Hunting (Big Game)

Hunting Permitted: Yes, Bow Only

DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (est.): \$2,081

Zoning: A-1 Agricultural

Lease (s): Yes

Protective Covenants: No Covenants, No HOA

Conservation Easement: None

Income Potential: Rental

**Location & Access**

Nearest Town (s): Florissant, Cripple Creek

Nearest Airport (s): Colorado Springs, Denver

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

**Elevation**

8,200 - 8,400

**Bordering Properties**

Private

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

610493

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