## ~ 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 though 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

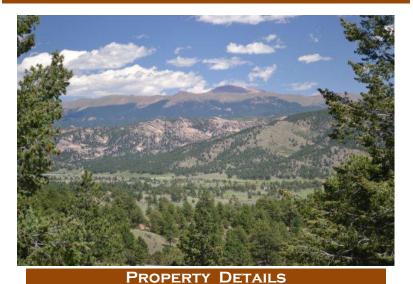
821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on **SportsAfieldTrophyProperties.com** 



## ~ GOLDEN EAGLE LODGE ~

Florissant, Colorado (Teller County)





## Ranches ~ Land ~ Homes ~ Cabins Central Colorado Mountains



TrueWestColorado.com 719.687.9200 (Office)

#### **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 Hillsides, Rock Outcroppings, Pond Topography: Rolling Hillsides, 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

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** 

