

**~ DANCING WITH ELK ~**  
Divide, Colorado (Teller County)



**Offered at \$1,195,000**

**Custom Home & Barn ~ Stunning Pikes Peak Views Lush Aspen  
Meadows ~ Partial Fencing**

**35.0 +/- Acres**

A custom home and barn surrounded by aspen trees and expansive meadows with a panoramic Pikes Peak view! This is not your usual horse property. It offers an idyllic setting – colorful aspens that transition into lush meadows for grazing. It is a wonderful wildlife habitat and a favorite spot for local herds of migrating elk as well as a variety of other small game and birds. Convenient to numerous recreational amenities, you will find Pike National Forest a few miles north and Mueller State Park a few miles south – both offering endless equestrian trails for riding, hunting, & hiking. It has a beautifully crafted home with a luxurious mountain-contemporary style, open floor plan & spacious rooms. Towering floor to ceiling windows bring the spectacular CO scenery inside for everyone's enjoyment. A newly remodeled gourmet kitchen is simply a dream come true for the novice or expert chef. Rich alder cabinetry, oak floors, marble/granite/quartz countertops, Pella windows and doors, decorative lights and warm tones create a comfortable and welcoming setting. French doors provide entry into the main level master suite & adjoining bath - complete with dual vanities, jetted tub, shower, WIC and optional area for washer/dryer. The walkout basement has a family gathering area, (4) spacious bedrooms, ample storage, laundry, exercise & vault room. Outdoors, you will enjoy the platform deck or backyard patio (complete with its own fire pit) and take full advantage of sunny days, aspen meadows and breathtaking views. You (& your horses) will love the cool mountain weather & Pegasus barn with (7) stalls, each with indoor/outdoor access, automatic waterer's & matted floors. Other barn features include: hot/cold wash station, tack room, hay storage, dog kennel & half bath. It has easy access from a paved county road & is only 10 minutes to town. Year-round equestrian activities, scenery and wildlife can be found at Dancing with Elk!



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



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO HOMES FOR SALE**



**Meadows & Aspen Groves**



**7-Stall Barn**

**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 – 4227 SF

- Year Built: 2005, Kitchen Remodeled 2014
- Bedrooms: (4)
- Baths: (3)
- Garage: Attached 2-Car, 628 SF

Barn: (36'x96') 3456 SF

- Year Built: 2014
- Stalls: (7) 12'x12' w/ Indoor/ Outdoor Access, Nelson Auto Waterers, Concrete & Matt Floor Covering
- Baths: (1)

Other Barn Attributes:

- Electric, Hot/Cold Water, Tack Room (12'x12') Hay Storage Area x 2 (12'x24' each), Wash Station (12'x12'), Dog Kennel (12'x24'), Half Bath

Well (s): (1) Domestic. Permit # 258609

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Propane  
Satellite Internet / TV

Septic:(2); One for Home, One for Barn  
Fencing: Perimeter, Partial, Cross – Rope  
Fence  
Gated: Yes

**Acreage**

35.0 +/-

**Land Attributes**

Live Water: None  
Mountain Views: Pikes Peak  
Other Views: Timbered Hillsides, Valley, Meadows  
Topography: Level, Rolling Hillsides  
Tree Coverage: Moderate to Heavy – Aspen, Spruce, Fir, Ponderosa  
Vegetation: Wild Grass, Wildflowers

**Recreation**

On Site: Hiking, Wildlife Viewing, Camping, Equestrian. Add'l Nearby Hunting (Big Game)  
Hunting Permitted: Yes

DOW Area Hunting Unit (s): 511

**Taxes & Zoning**

Annual Taxes (Est.): \$2,539

Zoning: A-1

Lease (s): None

Protective Covenants: Yes

Conservation Easement: None

Income Potential: Rental, Animal Boarding

**Location & Access**

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

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Paved County Road

**Elevation**

9,000 – 9,140 Feet

**Bordering Lands**

Private

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

2164394

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