

~ SUNRISE RANCH ~
Florissant, Colorado (Teller County)



Offered at \$4,995,000

Mountain Lodge ~ Elegant & Private ~ Stocked Pond ~ (3) Guest Homes ~ Seller Financing ~ Turn-Key/Fully Furnished

247.85 +/- Acres

This ranch exemplifies luxury living in the very heart of Colorado! Experience this expansive mountain estate, nestled in a private valley and surrounded by towering pines and aspens. Its delightful location is just the beginning. Sunrise Ranch will astound you with its craftsmanship & elegance. Its structures encompass over 15,000 square feet, including a main lodge, three guest homes, workshop, root cellar, playhouse & tipi. The main lodge, built with split cedar and native Colorado red rock, is perfectly situated to overlook the glistening 1.5 acre stocked pond, the meandering pathways, spacious multi-level decks, fishing platform & manicured lawn. Enter its grand foyer & main living area through an unforgettable masterpiece – two hand-carved doors designed with a bugling elk and surrounded by colorful stained glass depicting scenes of the ranch. Find an open floor plan (large rooms, high ceilings & a grand stairway) enhanced with rich alder and birch walls and crown moldings, built-in cabinetry, marble & granite countertops, numerous fireplaces, large windows & an elevator for all (3) levels. Attention to detail is a hallmark of every finish. Between the main lodge & guest homes, you can comfortably accommodate up to thirty (30) family, friends or business associates - from formal get-togethers to private escapes, to exploring its 247+ acres. Revel in a terrain as diverse & dramatic as any in the Colorado back country. Whether you hunt, hike, mountain bike, or ATV along the jeep trails; you will see a forest alive with wildlife & alpine timber, unique rock outcroppings & superb mountain vistas. The property is gated & very private yet located just 20 minutes from city amenities. Its high mountain climate allows you to partake in outdoor adventures, explore its rich history & enjoy its beauty year-round. Sunrise Ranch is the Colorado mountain retreat you will be proud to call home - a place to make memories and live life to its fullest!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



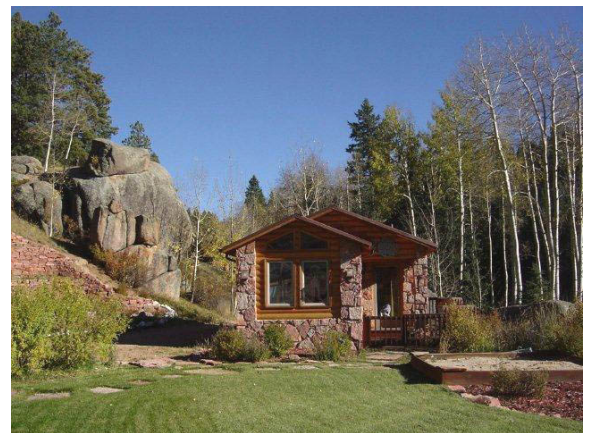
TrueWestColorado.com

719.687.9200 (Office)

COLORADO RANCH FOR SALE



Stocked Fishing Pond



Guest Cabins For Entertaining

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

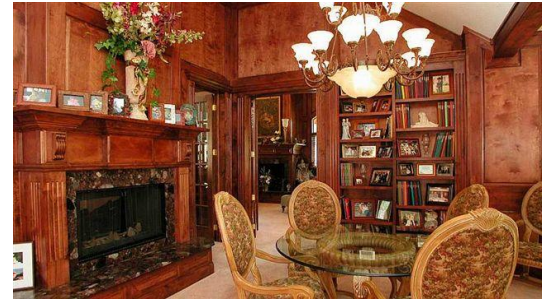
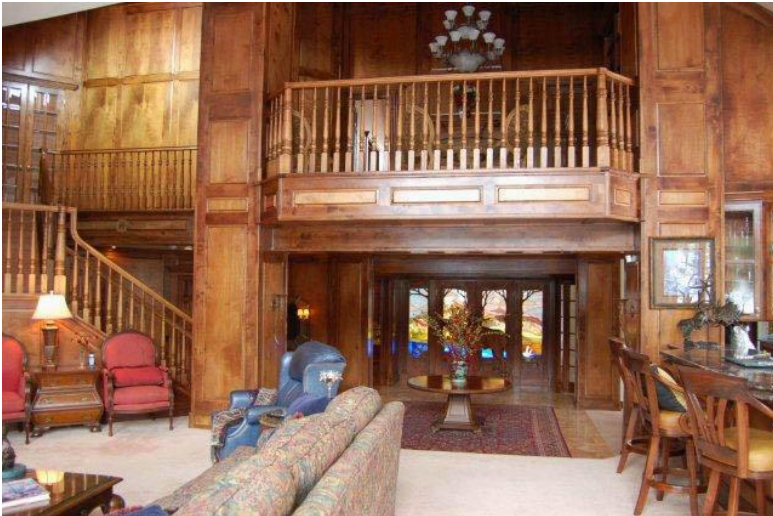


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PROPERTY DETAILS

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Improvements

Structure (s):

Main Home: 9,779 SF ~

- Year Built: 2000
- Bedrooms: (5)
- Baths: (6)
- Garage: Attached 3-Car, 1,021 SF

Guest Home: 2,264 SF

- Year Built: 1998 ~ Bedrooms: (2) ~ Baths: (2) ~ Garage: Attached 4-Car, 1,280 SF

Guest Home: 1,250 SF

- Year Built: 1998 ~ Bedrooms: (1) ~ Baths: (2)

Guest Home: 504 SF

- Year Built: 1997 ~ Bedrooms: (1) ~ Baths: (1)

Workshop: 1,596 SF

- Year Built: 1999
- Root Cellar: 1950 ~ 120 SF

Generator House Play House w/ Swing Set
Tipi Underground Sprinklers Gated (Solar)

Entrance

Well (s): (1) Domestic Permit # 176870

Water Rights (other than well): Livestock
Water Tank

Mineral Rights: Yes, Partial

Utilities: Electric, (6) Phone Lines, Propane,

Backup Propane Generator (25KW),
Satellite Internet / TV
Septic: (3)
Fencing: Perimeter, Partial – Barbed Wire

Acres

247.85+/-

Land Attributes

Live Water: (1) Pond – 1.5 Acre Grape
Creek – Seasonal, Intermittent
Mountain Views: Pikes Peak, Sangre De
Cristo's, Collegiate Peaks, Mt. Pisgah
Other Views: Timbered Hillside, Rock
Outcroppings, Pond, Valley, Meadows
Topography: Rolling Hillside, Rock
Outcroppings
Tree Coverage: Moderate, Heavy –
Ponderosa, Spruce, Fir, Aspen
Vegetation: Professional Landscaping
(Front of House), Wild Grass, Scrub Oak,
Wild Berries, Cactus, Wildflowers

Recreation

On-Site: Fishing (Stocked Pond), Canoeing,
Hiking, Wildlife Viewing, Camping,
Equestrian, Rock Climbing, Nearby Hunting
(Big Game and Waterfowl)
Hunting Permitted: Yes
DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$11,941

Zoning: A-1

Lease (s): None

Protective Covenants: Yes, Hidden Forest
Ranch

Conservation Easement: None - Potential
Exists

Income Potential: Rental

Location & Access

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

Nearest Airport (s): Colorado Springs,
Denver

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

Elevation

8,950 – 9,150

Bordering Properties

Private

MLS (PPAR/Realtor.com)

8955530

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Woodland Park, CO 80863

Featured Property on
SportsAfieldTrophyProperties.com



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