

~ **EAGLE'S PERCH** ~
South of Florissant, Colorado (Teller County)



Offered at \$399,000

Cozy Log Cabin (Newly Remodeled)
Views Pikes Peak, Sange De Cristo Mountains & Slater Creek Valley
Great Cabin Escape or Rental Property

42.54 +/- Acres

Eagle's Perch offers a small (and newly remodeled) log cabin and a spectacular mix of high-energy mountain scenery! Enjoy the all new kitchen, kitchen appliances, bath, windows, doors and deck. From the minute you walk onto the property, this quaint rustic cabin combined with spectacular mountain views, a diverse topography of meadows, rock outcroppings and hidden valleys gives you a Rocky Mountain High! From the property's rock outcroppings, cabin windows, or private valleys, you will enjoy vistas as far as the eyes can see - to the south are the Sangre de Cristo Mountains framing the picturesque Slater Creek valley down below. To the east (about 15 miles as the Eagle flies) you will find 14,110 foot Pikes Peak framed against the horizon. Hiking the property is an outdoor adventure in itself with several valleys, rock formations and a mix of spruce, fir, pine timber and scattered aspens. An intermittent spring attracts area wildlife such as mule deer, turkey, bear and some occasional elk. This property would make an ideal mountain escape or rental property. And, the extra acreage provides room for expansion – you could build that dream home or additional cabins. Just minutes from the property, experience the many other area outdoor recreational activities such as fishing, rafting, boating, skiing, and horseback riding or check out the local historical (gold mining) sites, quaint mountain towns (small stakes gaming, melodramas, restaurants). Eagle's Perch has all the components for a perfect Colorado weekend cabin retreat or year round residence!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO CABIN FOR SALE



Meadows Filled with Wildflowers



Dramatic Pikes Peak & Sangre 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):

- Log Home: 1,645 SF
- Year Built: 1980, Remodeled 2014-2015 (New Kitchen, Kitchen Appliances, Bath, Windows, Doors & Deck)
- Bedrooms: (2)
- Baths: (1)

Well (s): (1)

Water Rights (other than well): None

Mineral Rights: None

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

Septic: (1)

Fencing: None

Acreage

42.54+/-

Land Attributes

Live Water: Intermittent Spring

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

Other Views: Slater Creek Valley, Timbered Hillside, Rock

Outcroppings, Ponds, Meadows

Topography: Level, Rolling Hillside, Steep, Rock Outcroppings

Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

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

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (est.): \$1,039

Zoning: A-1 Agricultural

Lease (s): None

Protective Covenants: Chateau West II, Sunrise Ridge Ranch

Conservation Easement: None

Income Potential: Rental

Location & Access

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

Nearest Airport (s): Colorado Springs, Denver

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

Elevation

8,360 - 8,650 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

718867

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