

~ RED TAILS ~  
Florissant, Colorado (Teller County)



**Offered at \$886,000**

**Benson Timber-Frame Home ~ Front Seat Pikes Peak & Sangre Mountain Views ~ Overlook Fourmile Valley ~ Shooting Range**

**35.03 +/- Acres**

A custom Benson timber-frame home built upon a high mountain plateau and incorporated into granite rock formations. Here you will find the perfect place to take in the breath-taking snow-capped scenery of Pikes Peak & the Sangre De Cristo Mountain Ranges. Echoes of Colorado's great outdoors can be found in the elegant and well appointed interior of the home. Enjoy main level, luxury living in the warm & welcoming great room, dining & kitchen area that capture stunning mountain scenery from every window. The gourmet kitchen boasts of maple cabinets, granite countertops, food prep station & large pantry, the master suite includes a 5-piece bath, double vanities, granite counters, walk-in closet and access to the wrap-around deck. Also, a large mud - laundry room & half bath can be found on this level. The lower level & loft areas incorporate office/hobby space, family room w/ wood-burning stove, ample guest quarters and plenty of storage. Enjoy cathedral ceilings, big timbers, hardwood, tile and carpet flooring, radiant heat, gas fireplace & wood stove. The timeless, classical style and spacious rooms of the home are ideal for entertaining family & friends for years to come. The covered balcony, open wrap-around deck, flagstone patio, shooting range and other nearby recreation will appeal to the outdoor enthusiasts. Tastefully landscaped with drought tolerant, mountain hearty plants and interspersed with walking paths leading to quiet aspen meadows and rock outcroppings that overlook a mountain valley. The stucco exterior is complimented by beautiful arched doors providing entry into a heated oversized two-car garage w/ in floor snow melt features. In addition, a detached 2-car garage is just steps away. Red Tails is an elegant expression of sophistication & mountain comfort - a place even the hawks soaring overhead are be proud to call home!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO HOMES FOR SALE**



**Benson Timber-Frame**



**Outdoor 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**



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):

- Timber-Frame Home: 5,034 SF
- Year Built: 2001
- Bedrooms: (4)
- Baths: (5)
- Garage: Attached 2-Car, 806 SF
- Garage: Detached 2-Car, 720 SF

Well (s): (1) Domestic. Permit # 198322

Water Rights (other than well): None

Mineral Rights: None

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

Septic: (1)

Fencing: None

**Acreage**

35.03+/-

**Land Attributes**

Live Water: None

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

Other Views: Timbered Hillside, Rock Outcroppings, Ponds

Topography: Rolling Hillside, Steep, Rock Outcroppings

Vegetation: Wild Grass, 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.): \$2,039

Zoning: A-1

Lease (s): None

Protective Covenants: Sunrise Ridge Ranch HOA, Gated

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 County Gravel to Private Gravel to Driveway

**Elevation**

8,400 - 8,500

**Bordering Properties**

Private

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

4293522

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