

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



**Offered at \$389,000**

**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 cozy (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 (920 Finished SF, 725 Unfinished 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.): \$1,718

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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