

~ ABOVE WATER ~
Florissant, Colorado (Teller County)



Offered at \$295,000

**Overlooks Lake with Snow-Capped Views ~ Private Common Areas
for Hunting, ATV'ing ~ Equestrian ~ Seasonal Stream on Property**

35.10+/- Acres

Above Water offers a unique opportunity to acquire acreage with stunning water, snow-capped mountain and valley view's! Several building sites, surrounded by tall timber of pine, fir and scattered aspen, provide privacy and showcase the endless panoramas of Colorado's colorful scenery. To the south, the snow-capped Sangre De Cristo Mountains provide the backdrop to pastoral valley highlighted by the meandering Fourmile Creek, Wrights Reservoir and grazing cattle. See layers upon layers of mountain ranges unfold before your eyes take in the powerful sunsets on the western horizon. To the north, be amazed by the impressive rock formations at Mueller State Park – Dome Rock, Dog's Head Rock and Sheep Rock. To the east, find timbered hillsides and 175 acres of the Lakeview Forest Estate's Common Area waiting to be explored. Ownership within this community, allows you private access not only to the 175 acres of Common Area for hunting, hiking, equestrian or ATVing but also to Fourmile Creek for fishing, wading though the cool waters on a hot summer day or simply watching the beaver, duck, geese, and other wildlife frolic in its waters. Follow the game trails across the property to find the intermittent, seasonal stream filled with flowering foliage or multiple rock outcroppings - perfect for picnics, perches for views, tracking wildlife or watching the wind pushing the clouds across the blue skies. Nearby attractions are plentiful – options include activities at Florissant Fossil Beds, Mueller State Park, historic sites or small stakes gambling of Cripple Creek & Victor. Go a little further to participate in world class white water rafting in the Arkansas River, downhill snow skiing in Summit County or soaking in the hot springs near Mount Princeton. If you are looking for a property to build a home upon that provides spectacular scenery, underground power & phone, easy access and loaded with diversity, come and see experience "Above Water"!



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Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Seasonal Stream



Water & Valley Views

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