

~ SUNRISE RANCH ~  
Florissant, Colorado (Teller County)



**Offered at \$3,980,000**

**Mountain Lodge ~ Elegant & Private ~ Stocked Pond ~ (3) Guest Homes**

**247.85 +/- Acres**

Sunrise 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 multilevel 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 counter tops, 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 gatherings 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 an extraordinary life!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



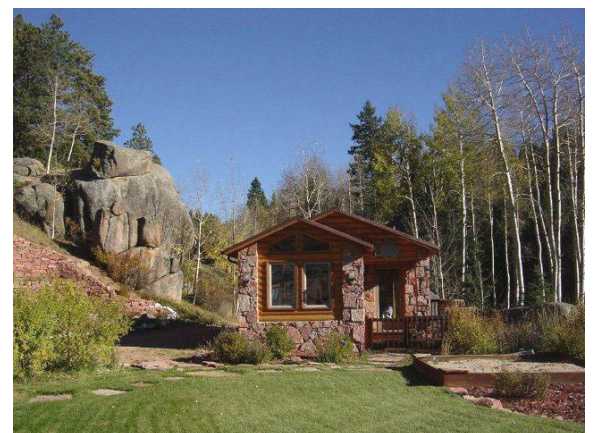
**TrueWestColorado.com**

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**



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

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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: 120 SF, Year Built: 1950

Generator House

Play House w/ Swing Set Tipi

Underground Sprinklers

Gated (Solar) Entrance

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

Water Rights (other than well): Yes, Water Rights for Pond

Mineral Rights: Yes, Partial

Utilities: Electric, (6) Phone Lines, Propane, Backup Generator (25KW),

Satellite Internet / TV

Septic: (3)

Fencing: Perimeter, Partial – Barbed Wire

**Acreeage**

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.): \$10,576

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)**

7473845

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