



**Iles of Paradise, Fremont County, Colorado, 122.34 Acres**

**\$1,940,000**

- Big Game, Equestrian, House, Wildlife Viewing

Colorado Home for Sale! Iles of Paradise invites you to come and play in an amazing Colorado setting that offers a variety of outdoor recreation for all ages! Bordered by BLM Public Lands on (2) sides, you have private access into thousands of acres of recreational lands to experience trophy hunts, long hikes and leisurely horseback riding into some of the most extraordinary and breathtaking back-country wilderness you will find in this area. There is also a variety of non-stop activities designed into the property to delight and challenge friends and family. The kids will head straight to the treehouse w/ built-in slide. The avid outdoorsman will want to improve their shooting skills at the 50 to 100 yards built-in range. Golfers can tee-off at a very unique and scenic 1-hole golf course. Others may choose a leisurely game of horseshoes and then settle into the comfort of the 1500 SF “Man-Cave” for conversation, games and music. Imagine starting each day by watching sun rise over majestic Pikes Peak while sipping your morning coffee on the covered east deck; and, at the end of the day, catch the sunset against the backdrop of the Sangre De Cristo Mountains as you relax in the hot tub or sit around the massive outdoor fireplace to tell tall tales about your day’s adventures. Iles of Paradise is simply the place to do anything you want...or nothing at all! Be welcomed by its comfortable and spacious custom home with additional guest quarters. The main house is designed with a soaring 22 ft Great Room with 2-story windows showcasing the snow-capped Sangre De Cristo Mountains. A floor to ceiling rock fireplace, open great room-kitchen-dining area concept with deck access is perfect for entertaining. Company will feel right at home in its spacious four bedrooms including a master suite w/ steam shower & private balcony. Guest quarters provide two additional bedrooms, a full bath, mini kitchen & living area. The lower level offers entertainment from billiards to a media room with a big screen for movies, surround sound, comfy sofas and homemade popcorn. There is also an exercise and meditation room for those health-minded sorts. The lower level walkout leads to a covered patio with hot-tub, sitting area and fenced in pet space. Nearby activities and recreation to the property include many places to explore local culture and its history. Choose from white water rafting and fly-fishing in Arkansas River to snow sports at Monarch or Summit County. Just 20 minutes away is the famous Royal Gorge with activities park,

dinosaur museums, rock, gems and crystal hunting. Drive along historic byways of the Gold Belt Tour and then try your luck at small stakes gaming, see area melodramas and be educated by all the gold mining history in the towns of Cripple Creek and Victor. Whatever your interests, the Isles of Paradise truly offers an endless amount of activities and enjoyment for those seeking that unforgettable Colorado mountain experience.

### Main Info

- Street Address : 2700 County Road 11
- Lot Size Acres : 122.34 Acres
- Postal / Zip Code : 81212
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 9999
- County : Fremont
- Closest City : Guffey

### Home Info

- Year Built : 2002
- Building Features : Shop, Garage
- Square Feet Main House : 6063 square feet
- Baths : 5
- Bedrooms : 6
- Half Baths : 1
- Elevation : 8200 -8500

Borders BLM & State Land Section ~ Impressive Views Sangre De Cristo & Pikes Peak ~ Custom Home:4BR/4 Baths, Open Great Room-Kitchen-Dining, Billiards, Media, Meditation, Exercise Rooms ~ Built-in Guest Quarters: 2 BR/1 Bath, Mini Kitchen & Living Area ~ 1500 SF "Man Cave" ~ Spanish Style Pergola Covers Back Patio & Hot Tub ~ Outdoor Fireplace ~Treehouse w/ Slide ~ Fenced Dog Run ~ One Hole Golf Course ~ Shooting Range ~ Direct Access from Property into BLM Lands for Hiking, Hunting, Equestrian ~ Gated, End of Road Privacy

Property identified as (2) parcels: 84.33 Ac w/ Home & Other Improvements w/additional build-site on vacant 38.01 Ac w/ Drilled Domestic/Stock Well, Permit # 219843

**Home:** Impressive 22' Ceiling w/ Rock Fireplace & 2-Story Windows showcase Sangre Mountain Views, Grand Deck / Covered Entry showcase Pikes Pike Views, Master Suite w/ Private Balcony & Steam Shower, Extra Large Kitchen Pantry, Granite Counters Kitchen & Baths, Loft Overlooks Great Room, Heated & Finished 4-Car Garage w/ 220 Amp Electric Plug, Security System, **Air Conditioner x 2, Back-up Generator (7000 Watts)**, Lightning Protection & Full House Surge Suppressor

**The Man Cave:** Heated, Concrete Floor, Workbench, Loft Storage, (2) Overhead Garage Doors, TV, Stereo, Speakers

**Other Property Features: Back Patio w/ Hot Tub & Pergola, Outdoor Fireplace, Treehouse w/ Slide, Fenced Dog Run, One Hole Golf Course, Shooting Range, Direct Access into BLM Lands (Big Game Hunting, Hiking, Horseback Riding)**

A True West Properties Broker must be present - we appreciate a 24-48 hour notice. A Pre-Qualification Letter or Proof of Funds may be requested prior to scheduling a showing.

### Taxes

Tax Year : 2019

Estimated Taxes per year are \$7,553.00

### Broker Info



#### Vicki Garrisi

True West Properties

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**Co-listing with: Rocky Mountain Ranch & Land, Jeff Switzer**

Vicki Garrisi, Owner Broker of True West Properties, has lived and recreated in the great Rocky Mountains of Colorado since 1995. Born and raised in Maryland, she spent her early years on the waters of the Chesapeake Bay and the Appalachian Mountains of Western Maryland. A career in sales gave her the opportunity to work with diverse mix of clients from US corporations to farm & ranch businesses on the Eastern Plains and Western Slope of Colorado. A passion for the outdoors, strong connection to the mountains and love of the Old West and its history led her to a career in mountain real estate. Vicki believes every piece of land is just as unique as the person seeking it. She is dedicated to helping others find just the right property to meet their mountain lifestyle and recreational needs.

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