

~ **BOX V CABIN** ~
Woodland Park, Colorado (Teller County)



Offered at \$627,000

**Borders Pike National Forest (2) Sides ~ Stream-Fed Pond ~
Picturesque Cabin ~ Detached 4-Car Garage w/ Workshop ~ Trails
Out Your Back Door**

15.9 +/- Acres

Box V Cabin – Tucked into a beautiful valley with end of the road privacy and bordered on two sides by Pikes National Forest, this quaint cabin overlooks a picturesque meadow and tranquil stream-fed pond. Delight in the antics of a variety of wildlife that wonder onto the property to enjoy its meadows and cool, clear waters. Its 15+ acres offer a park-like setting with mature aspen and pine, rock outcroppings, large boulders and numerous trails to explore. Imagine unlimited recreation (hunting, hiking, riding) just steps from your back door into the adjoining National Forest Lands. Inside the cabin find several private enclaves for ample “personal” space while family and friends enjoy the kitchen, dining, great-room as an all-inclusive gathering area. Warm tones, log accents, vaulted / beamed, tongue and groove ceilings, a wood burning fireplace, hardwood / tile floors, and windows frame the Colorado mountain setting. Box V Cabin will remind you how lucky you are to be away from the ever-present lights and noise of the city. Dusk and dawn can be enjoyed from two decks that overlook the pond. A detached 4-car garage and other outbuildings provide ample space for big-boy toys, hunting supplies, hobbies, or the needed workshop space for any number of projects. A domestic well allows water for horses, chickens, goats or other domestic animals. The property is gated, partially fenced and has no covenants or HOA. With 300+ days of sunshine, blue skies and low humidity, it is a perfect fit for the avid outdoor adventurer or even the reflective and meditative type who appreciate “lazy days” amid the natural beauty and peacefulness of a magnificent mountain setting. Only 20 minutes from Woodland Park, Colorado – a friendly mountain community with an abundance of nearby attractions and activities for every age. Box V Cabin is your “escape plan” for fun times, relaxation, great hunting or everyday living!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO CABIN FOR SALE



Relaxing



Picnics and Fishing

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):

- Cabin – 1,825 SF
- Year Built: 1974; Remodel w/New Addition 1998
- Bedrooms: (3)
- Baths: (2)
- Garage: Detached, 4 Car - 1,728 SF

Well (s): (1) Domestic. Permit # 250068

Water Rights (other than well): None

Mineral Rights: TBD

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

Septic: (1)

Fencing: Partial Perimeter

Gated: Yes

Acreage

15.90 +/-

Land Attributes:

Live Water: Pond (1), Seasonal Stream

Mountain Views: None

Other Views: Timbered Hillside, Rock Outcroppings, Large Boulders, Pond, Meadows

Topography: Rolling Hillside, Sloping, Rock Outcroppings, Boulders

Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen

Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On-Site: Hunting (Big and Small Game), Non-Motorized Boating (Paddle, Row, Canoe), Hiking, Wildlife Viewing, Camping, Equestrian

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 511

Taxes & Zoning

Annual Taxes (estimated): \$2,177

Zoning: A-1 Agricultural

Lease (s): None

Protective Covenants / Amenities: No

Conservation Easement: None

Income Potential: Rental

Location & Access

Nearest Town(s): Woodland Park, Divide, Colorado Springs

Nearest Airport (s): Colorado Springs, Pueblo, Denver

Access: Gravel County Road to Private Gravel to Driveway

Elevation

8,520 – 8,750 Feet

Bordering Properties

Pike National Forest (2) Sides, Private

MLS (PPAR/Realtor.com)

6278398

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