

~ **BROKEN DRUM RANCH** ~  
Florissant, Colorado (Teller County)



**Offered at \$995,000**

**Architectural Mountain Masterpiece ~ Exquisite Design Features & Finishes  
~ Private Setting w/ Stunning Snow-Capped Scenery ~ Rustic Elegance**

**35.01+/- Acres**

Broken Drum Ranch sets the rhythm for an exhilarating experience in a dramatic and private setting crowned with a masterpiece Colorado home. Why the name "Broken Drum"?..because you just can't "beat it"! Amazement and delight begins with a unique mountain location filled with grandeur - impressive views, rocks, meadows, pines & aspens. You will be marching to a different drummer the moment you enter its exquisitely designed home. Resonate with its well-planned architecture - sophisticated yet comfortable, with an open-concept design, tasteful finishes and warm tones. Step into a grand room complimented by a soaring 2-story fireplace and the magical scenery of Pikes Peak and the Sangre De Cristo Mountains. This area also has formal/informal dining, gourmet kitchen, nook and a butler pantry that would impress any chef! Flanking both sides of the grand room are 2 custom crafted staircases leading to separate lofts. One side offers a spacious office/exercise space and outdoor balcony and the other includes a rec area, (2) spacious guest rooms, each w/ private walkout balconies. You will not miss a beat in the main level master suite where you can wake up to picturesque Pikes Peak, a warm fireplace and morning coffee on the covered deck. The lower level boasts a casual atmosphere, cozy & fun wet bar, fireplace, game playing/movie spaces, guest room w/private bath and walkout. Outdoor entertaining includes relaxing on the expansive wrap-around deck, sitting by the outdoor fireplace, soaking in the hot tub, dining under the covered deck area or enjoy a cowboy campfire on the lower patio (evening star gazing also encouraged.) Fall out of formation, explore the 35 acres of land, (2) target shooting areas, climb upon the rocks or just discover more of yourself within nature. Located only one hour west of Colorado Springs – perfect for getting away but close enough to stay connected. Find yourself beating a path to the Broken Drum Ranch!



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**COLORADO HOMES FOR SALE**



**Soaring 2-Story Fireplace**



**Gourmet Kitchen**

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.

~ **BROKEN DRUM RANCH** ~  
Florissant, Colorado (Teller County)



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



**TrueWestColorado.com**  
719.687.9200 (Office)

**PROPERTY DETAILS**

**Improvements**

Structure (s):

- Custom Home – 5,509 Total SF, 5424 Finished SF
- Year Built: 2012
- Bedrooms: (4)
- Baths: (5)
- Garage: Attached, 3-Car w/Workshop Space, 948 SF

Well (s): (1) Domestic. Permit # 285699

Water Rights (other than well): No

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

Septic: (1)

Fencing: None

Gated: No

**Acreage**

35.01 +/-

**Land Attributes:**

Live Water: None

Mountain Views: Pikes Peak, Sangre De Cristo's, Mt. Pisgah,  
Other Area Mountain Ranges

Other Views: Timbered Hillside, Rock Outcroppings, Valley,  
Meadows

Topography: Level, Rolling, Hillside, Rock Outcroppings

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

Vegetation: (3) Perennial Gardens, Native Grass, Scrub Oak,  
Wild Berries, Wildflowers

**Recreation**

On-Site: Hunting (Big & Small Game), Target Shooting  
Range(s), ATV, Hiking, Camping, Equestrian, Rock Climbing,  
Wildlife Viewing

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

**Taxes & Zoning**

Annual Taxes (estimated): \$2,977

Zoning: A-1

Lease (s): None

Protective Covenants / Amenities: Yes / Sunrise Ridge Ranch,  
Road Maintenance, Gated

Conservation Easement: None

Income Potential: Rental

**Location & Access**

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

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Gravel County Road, to  
Private Gravel & Driveway

**Elevation**

8,300 – 8,550 Feet

**Bordering Properties**

Private

**MLS (PPAR/Realtor.com)**

5699878

Contact Listing Broker: Vicki Garrisi | 719.237.1240 (Cell) | [Info@TrueWestColorado.com](mailto: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.