

~ BULLS-EYE CABIN ~
Florissant, Colorado (Teller County)



Offered at \$639,000

Charming Log Cabin Finishes & Touches ~ Snow-Capped Mountain Scenery ~ Back-Door Adventures into Public Lands ~ Seasonal Stream

35.58+/- Acres

Bulls-Eye Cabin – hit your target with this rustic log cabin situated perfectly for mountain recreation and weekend escapes! Designed for the entire family, it has an unpretentious, down-to-earth vibe - the ideal place to kick back and relax. Surround yourself with its many charming and creative touches. The upper loft level includes a master suite with outdoor deck/balcony and spacious bath. The open main level has a well-arranged kitchen and casual dining nook with a cozy woodstove. The lower level offers an area for games and additional bedroom/bath with a unique aspen-framed entryway. Enjoy views of the surrounding mountain scenery on a walk-out and elevated, wrap-around deck. Experience the magic from sunrise to sunset and into the starry evenings! To the west is the pastoral Fourmile Valley, dotted with livestock, verdant meadows and meandering Fourmile Creek. The south view is the impressive and snow-capped Sangre De Cristo Mountains. Westward you will be delighted by the brightly colored aspen foliage atop Mt. Pisgah. Tucked into a private mountain valley, the Bulls-Eye Cabin not only borders BLM but has additional private access into expansive BLM Lands with a diverse collection of wildlife (elk, mule deer, bear, mountain lion and turkey). Explore, hike and fish the year-round Bernard Creek, scale the rocky bluffs of the canyon walls, track & hunt trophy game or discover the many other hidden treasures in this special place of nature. Located 1½ hours west of CO Springs and less than 20 minutes from the historic gold mining town of Cripple Creek. Bulls-Eye Cabin offers the best of all worlds - a mountain escape with privacy & exclusion; close proximity to a charming mountain community (small stakes gaming, groceries, restaurants, hotels, melodramas, museums) and nearby skiing, river rafting, boating, shopping, medical care and airports. Bulls-Eye Cabin brings the whole family together to enjoy a great Colorado outdoor adventure!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO CABIN FOR SALE



Impressive Views!



Cozy Log Cabin!

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):

- Custom Home – 2,751 SF
- Year Built: 2010; Basement Finished 2011
- Bedrooms: (3)
- Baths: (3)
- Garage: None

Well (s): (1) Domestic. Permit # 281046

Water Rights (other than well): None

Mineral Rights: Yes

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

Septic: (1)

Fencing: None

Gated: Yes

Acreage

35.58 +/-

Land Attributes:

Live Water: Seasonal Stream

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

Other Views: Fourmile Valley, BLM Lands & Canyon, Timbered Hillside, Meadows

Topography: Meadows, Rolling, Timbered Hillside

Tree Coverage: Light to Moderate – Ponderosa, Pinon, Scrub Oak

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

Recreation

On-Site: Big & Small Game Hunting, Target Shooting, Equestrian, ATV, Camping, Wildlife Viewing. Private Access to BLM Lands for Rock Climbing, Fishing, Additional Hunting, Equestrian Hiking & Camping.

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$823

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: Hidden Canyon Ranch

Landowners Association. Gated

Conservation Easement: None

Income Potential: Rental

Location & Access

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

Nearest Airport (s): Colorado Springs, Denver

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

Elevation

8,200 – 8,350 Feet

Bordering Properties

BLM (1) Sides, Private

MLS (PPAR/Realtor.com)

9339892

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