

~ CASTLE LODGE ~
Victor, Colorado (Teller County)



Offered at \$850,000

**Outrageous Setting! ~ Astounding Mountain Scenery ~ Bordering BLM Lands
~ Custom Home Loaded w/ Upgrades ~ Many Furnishings & Furniture
Included ~ No Covenants, No HOA**

78.67 +/- Acres

Castle Lodge welcomes you to front seat views of pure Colorado! Powerful views the Sangre De Cristos, Big Bull Mountain, Cathedral Park and hillsides bursting with the vibrant colors of aspen & pine will astound you! Find the beauty and strength of this surrounding terrain incorporated into the home design. Constructed w/ structurally insulated panels, concrete tile roofing, big windows & lofty interiors, it is rock solid yet filled with natural light – making it not only functional but regal in its own right. Enter through imported German doors to an open & flowing floor plan. A 2-story great room features a wood-burning fireplace, vaulted ceilings and a cascading waterfall. The gourmet kitchen, highlighted by a star medallion backsplash, provides every convenience for the accomplished or inspiring chef. Meals can be enjoyed from the breakfast bar, dining area, or, open the artfully designed door system for full access to the outdoor grill & wrap around deck. A spacious master suite has a luxury bath, cedar-lined closet & skylights that capture the star-filled night skies. A large office, laundry, mud room & 3-car heated garage complete the main level. The upper level boasts of a reading area, a second master suite w/ connecting bonus rooms (sitting, media or kids room). The lower level walkout is ready for your finishing touches. Each level has quaint turret room's ideal for relaxing or enjoying the jaw dropping views! The property's acreage is also loaded with amenities: several springs, mature timber, additional building sites, trophy elk, deer, bear and turkey. The property borders BLM & has no covenants. The storage building is ready for toys (ATV's, snowmobiles, bikes), equipment, or supplies. Located in the Pikes Peak backcountry, you have a recreational feast at your doorstep – explore local history, old railroad tunnels, fishing/boating on Skagway Reservoir & much more. Castle Lodge truly offers a high in the sky living experience!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOME FOR SALE



Wrap Around Deck



Unbelievable Mountain Scenery

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 – 5,884 SF
- Year Built: 2005
- Bedrooms: (3)
- Baths: (4)
- Garage: Attached, 3-Car, 886 SF
- Storage Building – (24'x36') 864 SF
- Storage Building Amenities:
Metal Siding & Roof, Insulated,
Electricity, Concrete Floor

Well (s): (1) Domestic. Permit # 247653

Water Rights (other than well): None

Mineral Rights: None

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

Septic: (1)

Fencing: Perimeter, Partial, Cross – Barbed
Wire

Gated: Yes

Acreage

42.99+/-

Land Attributes:

Live Water: Intermittent Springs

Mountain Views: Sangre De Cristo Range,
Cathedral Park, Cow Mountain, Big Bull
Mountain, Mt Rosa, Sawatch Range, Wet
Mountains

Other Views: Skagway Reservoir, Pringtime
Reservoir (aka Beaver Valley Ranch
Reservoir), Aspen & Evergreen Covered
Hillsides, Rock Outcroppings, Valley,
Meadows

Topography: Rolling Hillsides, Steep, Rock
Outcroppings

Tree Coverage: Moderate, Heavy - Aspen,
Fir, Spruce, Ponderosa, Cedar
Vegetation: Native Grass, Scrub Oak, Wild
Berries, Wildflowers

Recreation

On-Site: Hunting (Big Game), Target
Shooting, Hiking, Wildlife Viewing,
Camping, Equestrian

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 589

Taxes & Zoning

Annual Taxes (estimated): \$1,451

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: No
Covenants, No HOA

Conservation Easement: None – Potential
Exists

Income Potential: Ranching, Rental

Location & Access

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

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

Access: Requires 4-wheel Drive. Gravel
County Road to Private Dirt Driveway

Elevation

10,200 – 10,700 Feet

Bordering Properties

BLM Lands (1) Side, Private

MLS (PPAR/Realtor.com)

9679432

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