

~ CEDAR STONE RANCH ~
Victor, Colorado (Teller County)



Offered at \$1,295,000

**Spectacular “One of a Kind” Setting Bordering Skagway Reservoir
~ Stocked Trout Fishing & Boating Out Your Door ~ Impressive Log Home
~ Big Game Hunting & Bordering BLM Lands ~ Breathtaking Scenery in the
Pikes Peak Back Country**

35.52 +/- Acres

Cedar Stone Ranch invites you to an exclusive location adjoining scenic Skagway Reservoir and State Wildlife Area! This unique trophy property has picture postcard views of the reservoir and miles of unspoiled nature in the Pikes Peak back-country. Complimenting this pristine setting is an impressive log home constructed of imported Western Red Cedar logs from British Columbia. With a warm and inviting charm, this mountain retreat welcomes you home with its comfortable furniture and furnishings, many of which are negotiable. An open great room features vaulted ceilings, a stone fireplace and expansive deck which highlight the incredible lake and mountain scenery. Find upscale finishes throughout – the gourmet kitchen is accented by rustic edge granite, alder cabinetry, Italian stone farm sink and quality appliances. A custom, aromatic red cedar staircase leads to a master suite and a bath appointed with copper slipper tub, stone, granite and vessel sinks. The finished lower walkout offers a family gathering area and covered patio complete with hot tub for evening relaxation and star gazing. Walk directly from the house onto the shores of the reservoir to boat or fish for rainbow and cutbow trout that are stocked annually. Explore the varied terrains on the property from a pastoral valley with an intermittent stream to its rolling meadows and scattered aspen. The avid sportsman/hunter will easily find a wide variety of game options such as elk, mule deer and turkey both on the property and in the bordering BLM Lands and nearby Pike National Forest. Occasional coyotes, bears, mountain lions and bobcats also frequent the area. Endless selections of other recreational pastimes are within close proximity - camping, hiking, skiing to white-water rafting and exploring area history (gold mining) and scenic landmarks. Private, gated, hidden and a simply amazing, Cedar Stone Ranch is a perfect tribute to a one of a kind setting!



**Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains**



**TrueWestColorado.com
719.687.9200 (Office)**

COLORADO RANCH FOR SALE



**Western Red Cedar Log Home
Overlooking Skagway Reservoir**



Hot tub! Cool View!

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): Log Home: Western Red Cedar 3,100 SF

- Year Built: 2012
- Bedrooms: (3)
- Baths: (3)
- Garage: Attached, 1.5-Car, 500 SF

Well (s): (1) Domestic

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Propane

Satellite Internet / TV

Septic: (1)

Fencing: Perimeter, Partial – Barbed Wire

Gate: Yes

Acreage

35.52 +/- Acres

Land Attributes:

Live Water:

- Intermittent Stream – 1,200+/- Feet
- Borders Skagway Reservoir

Mountain Views: Pikes Peak

Other Views: Skagway Reservoir, Timbered Hillside, Valley, Meadows

Topography: Rolling Hillside, Sloping

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

Vegetation: Native Grass, Wildflowers

Recreation

On-Site: Big & Small Game Hunting, Fishing, Canoeing, Rafting, Boating, Hiking, Wildlife Viewing, Camping, Equestrian

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 59

Taxes & Zoning

Annual Taxes (est.): \$1,424

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants & Amenities: Yes, Road and Gate

Maintenance

Conservation Easement: None

Income Potential: Ranching, Rental

Location & Access

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

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

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

Elevation

9,000 – 9,115 Feet

Bordering Properties

Skagway Reservoir State Wildlife Area (2) Sides, BLM Lands (1) Side, Private

MLS (PPAR/Realtor.com)

8854128

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