## ~ DANCING TROUT CABIN ~ Florissant, Colorado (Park County)



Offered at \$450,000

Borders Pike National Forest ~ Cozy Cabin w/ Large ~ Garage/Workshop ~ Nearby Elevenmile Reservoir (Fishing & Boating) ~ Snowcapped Westerly Mountain Views ~ No Covenants, No HOA

#### 43.92 +/- Acres

Dancing Trout Cabin - you have just found the ultimate getaway for outdoor recreation and relaxation! This idyllic Colorado cabin is perfectly positioned for stunning westerly views of snow-capped mountain scenery, offers private access into Pike National Forest and close proximity to Elevenmile Reservoir and Elevenmile Canyon for trophy fishing/fly-fishing and boating! Like catching a glimpse of a dancing trout, you must look carefully to see the cabin tucked into the trees atop a private and forested knoll. Meander along the driveway over rolling hillsides (picture-perfect for snowmobiling or sledding) that are covered by stately pine and swaying aspen. Have fun discovering all its acres of hidden surprises - whispering aspen groves, seasonal spring, and meadowlands. This is an ideal habitat for area wildlife including Rocky Mountain Elk, Mule Deer, Pronghorn, Black Bear, Turkey, Bobcat and a multitude of native birds. Continue through your back gate and explore the thousands of acres of adjoining and roadless National Forest Lands. The cabin is quaint and cozy – graced with distressed pine hardwood floors, wood stove, upgraded kitchen and loft. The attached 4-car garage/workshop is a D-log with steel beams, storage loft, electric and rough-in plumbing with ample room for all your "big boy and girl" toys! Wood & equipment storage sheds and an above ground fuel tank are also included. The property is fully fenced (4-strand, barbed wire w/ metal posts), gated, and private with no covenants or HOA. Access to the property is year-round via county-maintained roads. Day trips allow you to discover and partake in numerous nearby attractions that will easily entertain family and friends of all ages.



Ranches ~ Land ~ Homes ~ Cabins Central Colorado Mountains



TrueWestColorado.com 719.687.9200 (Office) COLORADO CABIN FOR SALE



**Borders National Forest** 



Near Elevenmile Reservoir (Fishing & Boating)

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



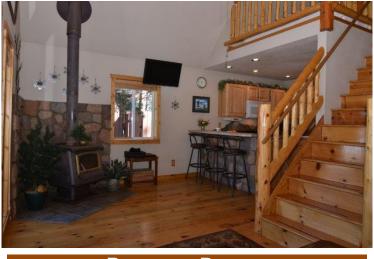
**TrueWestColorado.com** 821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

Featured Property on SportsAfieldTrophyProperties.com



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### **PROPERTY DETAILS**

#### **Improvements**

Structure (s):

- Cabin 860 SF
- Year Built: 1989
- Bedrooms: (2)
- Baths: (1)

Garage: Attached, 4-Car,864 SF Garage Extras: D-Log Structure, Steel Beams, Loft Storage, Large Windows, Tongue-Grove Interior Siding, Electric, Rough-in for Plumbing, Floor Drains Wood/Equipment Shed – 154 SF Year Built: 2004 Storage Shed – 8'x10', 80 SF Well (s): (1) Domestic. Permit #160009 Water Rights (other than well): None Mineral Rights: 50% Owned by Seller Utilities: Electric, Phone, Propane at Property Septic: (1) Fencing: Full Perimeter- 4-Strand Barbed Wire w/ Metal Posts Gated: Yes

**Acreage** 

43.92+/-

### Land Attributes:

Live Water: Seasonal Spring Mountain Views: Breckenridge Mountains, Tarryall Mountains, Puma Hills Other Views: Timbered Hillsides of Pike National Forest, Elevenmile Reservoir, Valley, Meadows Topography: Rolling, Sloping Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen Vegetation: Native Grass, Wildflowers

#### **Recreation**

On-Site: Hunting (Big & Small Game, Waterfowl), ATV, Target Shooting, Archery, Equestrian, Hiking, Camping, Wildlife Viewing

Nearby Elevenmile Reservoir (3 miles): Fishing (Brown, Cutbow, Native Cutthroat, Rainbow and Snake River Cutthroat Trout, Kokanee Salmon, Northern Pike), Boating (Motorized & Non-Motorized), Swim Beach Hunting Permitted: Yes DOW Area Hunting Unit (s): 581



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# Taxes & Zoning

Annual Taxes (estimated): \$822 Zoning: Single Ag-Res Lease (s): Grazing Protective Covenants / Amenities: No Covenants, No HOA Conservation Easement: None Income Potential: Rental

#### **Location & Access**

Nearest Town(s): Lake George, Florissant, Woodland Park, Colorado Springs Nearest Airport (s): Colorado Springs, Denver Access: Maintained Year-Round. Gravel County Road to Private Driveway

# **Elevation**

8,600 - 9,100 Feet

#### **Bordering Properties**

Pike National Forest (1) Side, Private

MLS (PPAR/Realtor.com)

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