

~ 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**



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):

- 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 Hillside 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

**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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