~ 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



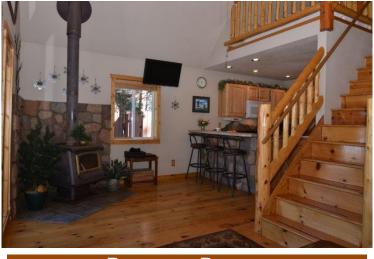
TrueWestColorado.com 821 West Lafayette Avenue, Ste 100 Woodland Park, CO 80863

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 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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