

~ FOXFIRE CABIN ~
Florissant, Colorado (Park County)



Offered at \$490,000

Cabin on Gorgeous Alpine Acres ~ Main Level Living ~ Loaded w/ Aspen & Pine ~ Massive Rock Outcroppings/Boulders ~ No Covenants ~ Hunt, Hike, Ride

51.15 +/- Acres

Nestled into an adventuresome mountain property, Foxfire Cabin illuminates the essence of a warm and comfortable Colorado getaway. Excitement will build as you journey to the cabin along a route brimming w/ colorful aspens & impressive rock formations. The cabin is neatly tucked in the trees on a gentle plateau with a stately view of snow-capped Pikes Peak. Built of solid construction with efficient structurally insulated panels, this log-sided cabin has a snug mountain style. Step into an open floor plan with a vaulted great room, cozy kitchen and dining area. Find gathering areas in a separate family/game room and spacious screened-in porch. The porch offers a unique place to enjoy your morning coffee and the brilliant sunrises over Pikes Peak. The porch even comes w/ a "creak" when you open the door! Days at the cabin often begin by grabbing your hiking boots and backpack to explore numerous trails, carved by animals and man, which are perfect for hiking, horses & winter trekking. Traverse through quiet aspen groves or atop giant granite boulders. From several high points, you will feel like an Eagle soaring above the landscape & experiencing an indescribable peace and solitude. Your mind will begin to travel as far as your eyes can see. As night approaches, enjoy a ready to go outdoor campfire to toast marshmallows, sing songs & gaze into brilliant star-filled skies. Foxfire Cabin offers friends and family many gifts from nature and passes along years of careful hands-on stewardship of the land. Built as a family retreat, Foxfire was named for a special luminescent glow of wood that was found in the forests of Pennsylvania. Foxfire Cabin's namesake pays tribute to the foxfire legacy of Grandpa's or "Pee Pa's" treks through the forest. You cannot help but notice the warm glow that emanates from the property. Foxfire Cabin is the whole mountain package offering relaxation, inspiration & the opportunity to create your own special memories!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO CABIN FOR SALE



Open Floor Plan



Main Level Living

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 – 2,256 SF
- Year Built: 1998
- Bedrooms: (4)
- Baths: (2)

Shed: 10'x12' – 120 SF

Well (s): (1) Domestic. Permit # 195515

Water Rights (other than well): None

Mineral Rights: TBD

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

Septic: (1)

Fencing: None

Gated: Yes

Acreage

51.15 +/-

Land Attributes:

Live Water: Spring

Mountain Views: Pikes Peak, Collegiate Peaks, Mt. Pisgah

Other Views: Timbered Hillsides, Rock Outcroppings, Valley,

Meadows

Topography: Level, Rolling Hillsides, Steep, Rock Outcroppings

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

Ponderosa

Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

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

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$1,118

Zoning: Single Family on Ag

Lease (s): None

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None

Income Potential: Rental

Location & Access

Nearest Town(s): Florissant, Divide, Woodland Park, Guffey, Woodland Park, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Gravel Private Road to Private Gravel Driveway

Elevation

9,240 – 9,400 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

1892517

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