

# ~ ILES OF PARADISE ~

Colorado Ranch For Sale



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



[TrueWestColorado.com](http://TrueWestColorado.com)

Listing Broker: Vicki Garrisi  
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Canon City, Colorado (Fremont County)

Price: \$1,940,000 | Acres: 122.34 +/-

Iles of Paradise invites you to come and play in an amazing Colorado setting that offers a variety of outdoor recreation for all ages! Bordered by BLM Public Lands on (2) sides, you have private access into thousands of acres of recreational lands to experience trophy hunts, long hikes and leisurely horseback riding into some of the most extraordinary and breathtaking back-country wilderness you will find in this area. There is also a variety of non-stop activities designed into the property to delight and challenge friends and family. The kids will head straight to the treehouse w/ built-in slide. The avid outdoorsman will want to improve their shooting skills at the 50 to 100 yards built-in range. Golfers can tee-off at a very unique and scenic 1-hole golf course. Others may choose a leisurely game of horseshoes and then settle into the comfort of the 1500 SF "Man-Cave" for conversation, games and music. Imagine starting each day by watching sun rise over majestic Pikes Peak while sipping your morning coffee on the covered east deck; and, at the end of the day, catch the sunset against the backdrop of the Sangre de Cristo Mountains as you relax in the hot tub or sit around the massive outdoor fireplace to tell tall tales about your day's adventures. Iles of Paradise is simply the place to do anything you want...or nothing at all!" Be welcomed by its comfortable and spacious custom home with additional guest quarters. The main house is designed with a soaring 22 ft Great Room with 2-story windows showcasing the snow-capped Sangre De Cristo Mountains. A floor to ceiling rock fireplace, open great room-kitchen-dining area concept with deck access is perfect for entertaining. Company will feel right at home in its spacious four bedrooms including a master suite w/ steam shower & private balcony. Guest quarters provide two additional bedrooms, a full bath, mini kitchen & living area. The lower level offers entertainment from billiards to a media room with a big screen for movies, surround sound, comfy sofas and homemade popcorn. There is also an exercise and meditation room for those health-minded sorts. The lower level walkout leads to a covered patio with hot-tub, sitting area and fenced in pet space. Nearby activities and recreation to the property include many places to explore local culture and its history. Choose from white water rafting and fly-fishing in Arkansas River to snow sports at Monarch or Summit County. Just 20 minutes away is the famous Royal Gorge with activities park, dinosaur museums, rock, gems and crystal hunting. Drive along historic byways of the Gold Belt Tour and then try your luck at small stakes gaming, see area melodramas and be educated by all the gold mining history in the towns of Cripple Creek and Victor. Whatever your interests, the Iles of Paradise truly offers an endless amount of activities and enjoyment for those seeking that unforgettable Colorado mountain experience.



Custom Home w/ Guest Quarters



Outdoor Entertainment Areas



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821 West Lafayette Avenue, Suite 100 | Woodland Park, CO 80863





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## Improvements

### Structure(s):

- ◆ **Custom Home** — 6,063 SF. Year Built: 2003, Bedrooms: (4), Baths: (4)
- ◆ **Built-In Guest Quarters** — Living Area w/ Fireplace, Mini Kitchen, Additional 2 BR & 1 Bath, Washer / Dryer Hookups
- ◆ **Garage** — Attached 4-Car, 1,484 SF. Heated, Finished w/ 220 Amp Electric
- ◆ **Detached Garage (AKA "Man Cave")** — 1,500 SF. Year Built: 2005, Heated, Concrete Floor, Workbench, Loft Storage, (2) Overhead Garage Doors, TV, Stereo, Speakers
- ◆ **Other Property Features** — Back Patio w/ Hot Tub & Pergola, Outdoor Fireplace, Treehouse w/Slide, Fenced Dog Run, One Hole Golf Course, Shooting Range, Direct Access into BLM Lands (Big Game Hunting, Hiking, Horseback Riding)

**Utilities:** Underground Electric & Phone, Air Conditioner x 2, Propane, Back-up Generator (7000 Watts), Lightning Protection & Full House Surge Suppressor, Satellite Internet / TV

**Well:** (1) Domestic, (1) Domestic/Stock

**Water Rights (other than well):** None

**Mineral Rights:** TBD

**Septic:** (2) Systems

**Fencing:** Perimeter, Partial — Barbed Wire

**Gated:** Yes



Tee Time — One Hole Golf Course!

## Taxes & Zoning

**Property Taxes (2019):** \$7,553

**Zoning:** Single Family Residential

**Lease(s):** None

**Protective Covenants:** Yes — The Woodlands

**Conservation Easement:** None

**Income Potential:** Rental

## Distances

**Nearest Airports:** Colorado Springs, Denver

**Guffey:** 17 Miles / 30 Minutes

**Canon City:** 21 Miles / 30 Minutes

**Cripple Creek:** 28 Miles / 45 Minutes

**Woodland Park:** 40 Miles / 1 Hour

**Colorado Springs:** 59 Miles / 1 Hour and 30 Minutes



Treehouse w/ Slide—Adventure Awaits!

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Borders BLM Lands (2) Sides & Corners State Land Section



Indoor Entertainment, Walk-Out Patio w/ Hot Tub



Detached Heated Garage "Man Cave"

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## Live Water

None

## Mountain Views

Pikes Peak, Mt. Pisgah, Sangre de Cristos, Wet Mountains, Cap Rock

## Other Views

Timbered Hillside, Rock Outcroppings, Valley, Meadows

## Topography

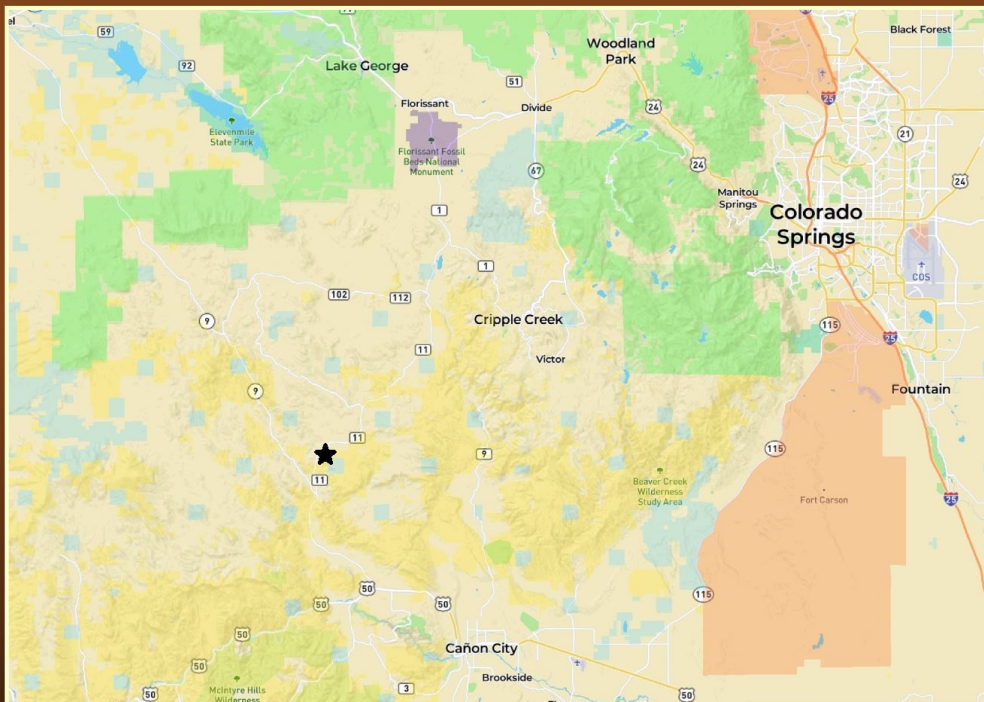
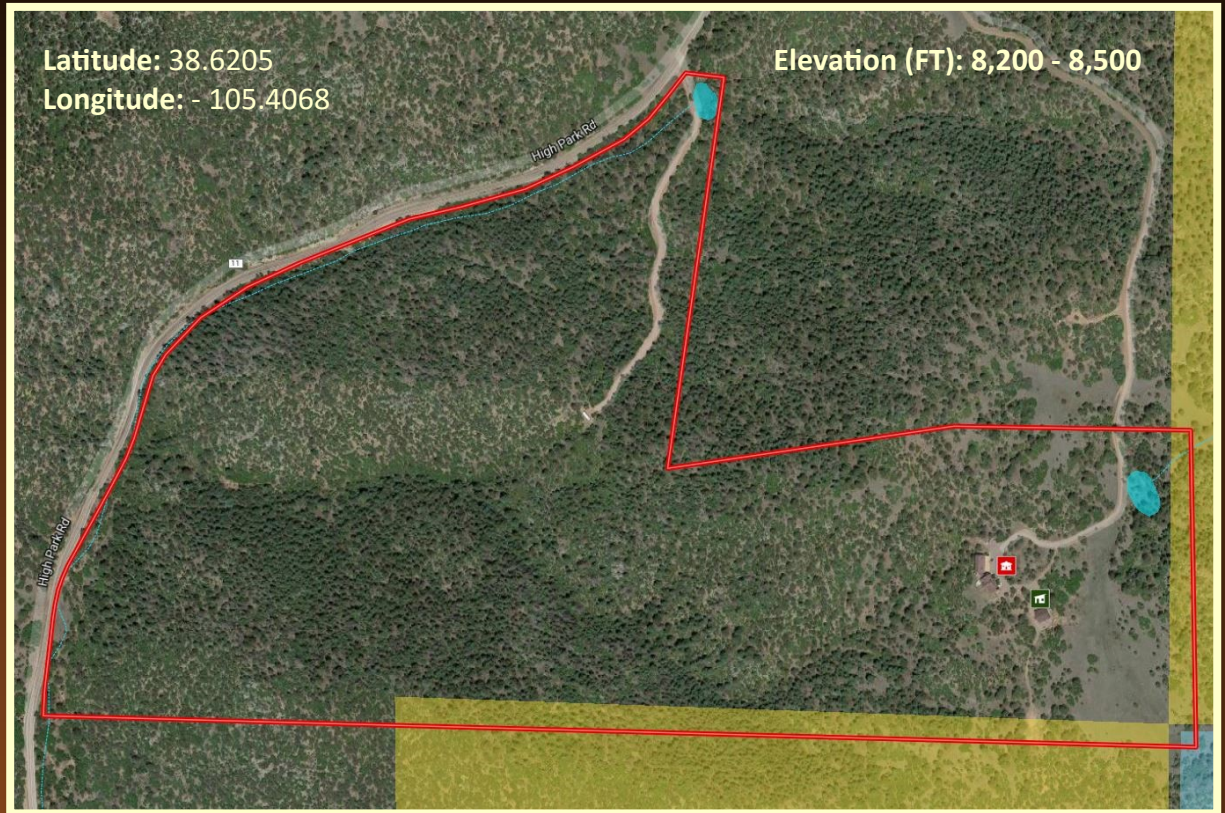
Level, Rolling Hillside, Steep, Rock Outcroppings

## Tree Coverage

Moderate, Heavy — Ponderosa, Spruce, Fir, Pinon and Cedar

## Vegetation

Native Grass, Scrub Oak, Wild Berries, Wildflowers



## Bordering Properties

BLM (2) Sides, Private

## Access

Maintained Year-Round, Paved County Road to Gravel Driveway

## Property Recreation

Hunting (Big & Small Game), Equestrian, ATV, Target Shooting, Archery, Golf, Hiking, Wildlife Viewing, Camping, Horseshoe Pit, Campfire Rings

## Nearby Recreation

White Water Rafting, Fly-Fishing in Arkansas River, Royal Gorge, Snow Sports at Monarch or Summit County, Small Stakes Gaming, Gold Mining History in Cripple Creek & Victor

## DOW Area Hunting Unit

581

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