



Central Colorado Mountains
Recreational Ranches ~ Land ~ Homes ~ Cabins

Colorado Ranches For Sale

TrueWestColorado.com

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“SOARING EAGLE RIDGE”

170.47+/- Acres ~ \$1,650,000

Exquisite Custom Home ~ Overlooks Elevenmile Reservoir ~ No Covenants

Near Elevenmile, Colorado (Park County)



Soaring Eagle Ridge offers a perfect mix of elegant living and rugged outdoor adventure. The exquisite 7,520 SF custom home provides luxury comforts such as an open floor plan with great room, gourmet kitchen, master suite (double sinks, whirlpool tub & steam shower), and His & Hers office space. Other high end features include: Three additional bedrooms each with a private bath, granite countertops, Viking appliances (subzero fridge/freezer, cooking range w/ grill, griddle, dual convention ovens), a butler's pantry, radiant heat, and see-through gas fireplaces. Indoor entertainment can be found in the lower level recreational area – family and friends are bound to enjoy the indoor swimming pool, hot tub and moss-rock waterfall, billiards & media rooms. Low maintenance interior and exterior materials were utilized throughout the home. Dramatic panoramas of the Continental Divide, Elevenmile Reservoir and Pikes Peak can be seen from the home's extra large windows and wrap around slate decks – enjoy views of snow-capped mountains, high mountain meadows, timbered ridges and trophy wildlife. Vast recreational opportunities are also readily available outdoors - with 170+/- acres and private access to Pike National Forest, you will have much to explore! A Land Owner Preference tag could be obtained to hunt big game trophy elk, deer or antelope in DOW Unit 58. Waterfowl, lake fishing and boating are just minutes away at Elevenmile Reservoir. The property is also ideal for equestrian and or livestock grazing with partial fencing, grassy meadows and Sims Creek frontage. The detached shop with 10-ft rollup door allows plenty of space for storing all the equipment of your favorite pursuits & hobbies. Soaring Eagle Ridge offers endless possibilities from a personal residence to a corporate retreat - an excellent location for the outdoor sportsman and for those who appreciate the finer things in life!

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: 7,520 SF
- Year Built: 1997
- Bedrooms: (4)
- Baths: (6)
- Garage: Attached 2-Car, 616 SF
- Garage: Detached 2-Car, 1,024 SF
- Workshop: 384 SF

Well (s): (1) Domestic

Water Rights (other than well): None

Mineral Rights: Partial

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

Septic: (1)

Fencing: Perimeter & Cross - barbed wire

Land Attributes

Live Water: Sims Creek – 900+/-Feet, Pond

Mountain Views: Pikes Peak, Collegiate Peaks, Continental Divide

Other Views: Elevenmile Reservoir, Timbered Hillside, Meadows, Ponds

Topography: Level to Gentle Rolling Hillside

Vegetation: Wild Grass & Wildflowers

Tree Coverage: Light - Ponderosa

Recreation

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

Hunting Permitted: Yes

DOW Area Hunting Unit (s): 58

Taxes & Zoning

Annual Taxes (est.): \$7,163

Zoning: Single Family on Ag

Lease (s): Grazing

Protective Covenants: No Covenants, No HOA

Conservation Easement: None

Income Potential: Ranching, Grazing, Hunting, Rental

Location & Access

Nearest Town (s): Lake George, Florissant

Nearest Airport (s): Colorado Springs, Denver

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

Elevation: 8,720 - 8,880

Bordering Properties: Private