

~ SUNSET RIDGE ~
Florissant, Colorado (Teller County)



Offered at \$195,000

**Views of Sangre Mountain Range & Slater Creek Valley
Meadows, Season Spring, Rock Outcroppings
Electric & Phone at Property Line ~ Gated Community**

35.12 +/- Acres

Sunset Ridge delivers a diverse and grand view of the Central Colorado's mountain topography. Set upon a beautiful mountain plateau, the meadow overlooks the picturesque and peaceful Slater Creek Valley with views of towering rocky bluffs, meandering creek and scattered ponds. Area wildlife (elk, mule deer) as well as cattle and horses can be seen sharing the green pastures and sparkling water. Long distance views of the Sangre's, Pikes Peak, and Western Mountain Ranges circle the plateau providing amazing sights of mountain scenery in every direction! The High Chateau Fire swept through these acres in the Summer of 2018, so the property's landscape is currently being restructured and redefined. Mother Nature's resilience coupled with the Landowners attention and stewardship of the land, has facilitated its recovery. Trees have been removed, mulched and returned to the land to lay the foundation for continued forest rejuvenation and health. From the meadow, the property slopes towards the valley floor so you will have plenty of exploring to do through meadows, pines and numerous clusters of rock outcroppings. The seasonal spring is easy to find thanks to the colorful display of vibrant wildflowers, grasses and new forest growth. Access is from a quiet cul-de-sac that leads to an open, grassy meadow with a natural building site along the crest of the plateau. Envision your future home right here - large wraparound windows & decks that capture all the inspiring views & incredible sunsets! Electric and phone hookups are at the property line and propane and satellite services are available. It is part of a gated community with year-round access and located only one hour west of Colorado Springs. Nearby you will find fishing (Wright Reservoir), BLM Lands for additional recreation (hunting, swimming in the Guffey Plunge, ATV and other sports) & amenities such as restaurants, schools, medical care, groceries, entertainment and gaming. Sunset Ridge is positioned in southwesterly fashion atop a mountain plateau where you can expect to find endless mountain scenery throughout the day with magically sunsets and star-filled nights!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO LAND FOR SALE



Building Site w/ Electric & Phone



Overlooks Slater Creek Valley

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): None
Well (s): None
Water Rights (other than well): None
Mineral Rights: Yes
Utilities: Electric & Phone at Property Line, Propane & Satellite Internet / TV Available
Septic: None
Fencing: None
Gated: Yes

Acreage

35.12 +/-

Land Attributes:

Live Water: Seasonal Spring
Mountain Views: Pikes Peak, Mt. Pisgah, Sangre De Cristo Mountains, Cap Rock, Western Mountains
Other Views: Slater Creek Valley, Ponds, Rock Bluffs, Timbered Hillsides, Meadows
Topography: Level Build Site, Steep, Rock Outcroppings, Seasonal Spring
Tree Coverage: Light – Ponderosa, Scattered Aspen, Fir & Pinon
Vegetation: Native Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation:

On Site: Hiking, Biking, Camping, Wildlife Viewing, Nearby Hunting
Hunting Permitted: No
DOW Area Hunting Unit (s): 581

Taxes & Zoning

2019 Taxes: \$8
Zoning: A-1 Agricultural
Lease (s): Grazing
Protective Covenants: Yes, The Living Forest Estates, Road & Gate Maintenance
Conservation Easement: None
Income Potential: None

Location & Access

Nearest Town (s): Cripple Creek, Florissant, Divide, Woodland Park, Colorado Springs
Nearest Airport (s): Colorado Springs, Denver
Access: Maintained Year-Round. County Road to Private Gravel to Driveway

Elevation

8,000 – 8,400 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

1881149

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