

~ TARRYALL HAVEN ~

Colorado Home For Sale



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com

Listing Broker: Vicki Garrisi
719.237.1240 (Cell)

Vicki@TrueWestColorado.com



Lake George, Colorado (Park County)

Price: \$920,000 | Acres: 48.61 +/-

Tarryall Haven is a hidden jewel located in the Tarryall Valley that borders Pike National Forest! It is perfectly situated atop a knoll and sheltered by tall pines to provide a secluded and peaceful setting. Orientation was planned to maximize sun exposure in winter months and minimize it in summer. The oversized covered deck overlooks pastured meadows and National Forest Lands to offer long distance views of never to be disturbed mountain scenery. Completed in 2016, this lovingly maintained home shows like new. Low maintenance & high durability features can be found throughout – Belgium vinyl flooring, custom tile, rock and woodwork, recessed lighting, pocket and sliding barn doors, granite counters, high-end appliances and woodstove. Two bedrooms with adjoining baths, a sizable kitchen-dining-great room, office (or 3rd BR) and half-bath make up the main level finished space. The unfinished lower level has potential for an additional bedroom, bath, kitchen/wet bar and living area. Large windows showcase the gorgeous Colorado outdoors. The property is fenced, cross-fenced, and gated. It provides direct access into thousands of acres of federal lands for your favorite outdoor activities. Wildlife is plentiful - elk, deer, bear, mountain lion, bobcat, wild turkey, bald and golden eagles have all been spotted. And, forty varieties of birds have been cataloged from the back deck. The pole barn has electric, water, space for (3) 12'x12' stalls, tack room and hay storage. A center concrete pad and 9'W x 10'H doors (each side) accommodate an RV or delivery of hay/feed. Located 5 miles from Lake George, drive along paved roads through the stunning beauty of the Tarryall Valley & Lost Creek Wilderness - top destinations for fly-fishers, hikers and equestrian enthusiasts. Nearby Tarryall and Elevenmile Reservoirs offer boating, fishing and camping. Ski resorts and airports are within 1-1.5 hours. Tarryall Haven offers a whole lot of EVERYTHING!



Custom Home — Open & Bright



Covered Deck & Quiet Meadows



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



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Improvements

Structure(s):

- ◆ **Cabin** — 2,840 Total Living SF. Year Built: Completed Dec 2016. Bedrooms: (3), Baths: (3)
- ◆ **Garage** — Attached, 2-Car, 728 SF
- ◆ **Pole Barn** — 36' x 36', 1,296 SF. Year Built: 2016. Features: Electric, Water, Phone Line, Drive Through Doors (9'W x 10'H), Center Concrete Pad to Accommodate RV Storage or Hay/Feed Delivery, Metal Siding & Roof, Space Available for (3) 12' x 12' Stalls w/ Dutch Doors, Tack Room, Hay Storage

Utilities: Electric, Phone Lines x 2, Propane, Radon Mitigation System, Satellite Internet / TV

Well: (1) Domestic

Water Rights (other than well): None

Mineral Rights: Yes

Septic: (1)

Fencing: Perimeter & Cross — Barbed & Smooth Wire

Gated: Yes

Taxes & Zoning

Property Taxes (2019): \$2,466

Zoning: Single Family on Ag

Lease(s): None

Protective Covenants: No Covenants, No HOA

Conservation Easement: None

Income Potential: Short or Long-Term Rental

Distances

Nearest Airports: Colorado Springs, Denver

Lake George: 5.3 Miles / 10 Minutes

Florissant: 10 Miles / 15 Minutes

Woodland Park: 25 Miles / 40 Minutes

Jefferson: 37 Miles / 1 Hour

Colorado Springs: 45 Miles / 1 Hour and 15 Minutes

Breckenridge: 69 Miles / 1 Hour and 40 Minutes



Pole Barn, Fenced, Cross-Fenced & Gated



Minutes To World-Class Fly Fishing (Tarryall Creek)

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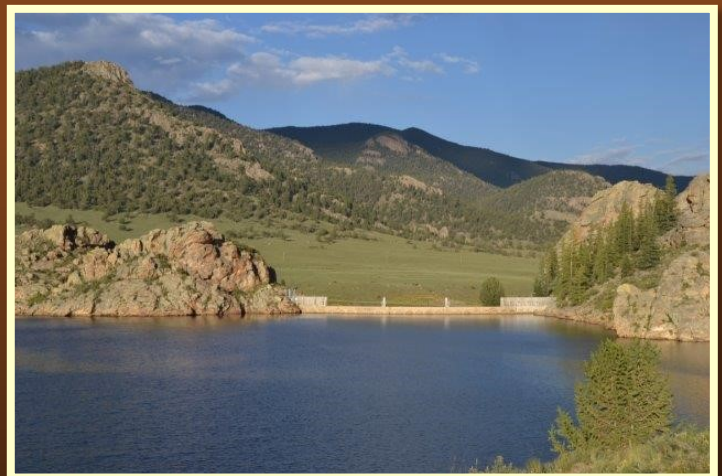
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Located in Tarryall Valley — Access From Paved County Road



Borders Pike National Forest & Lost Creek Wilderness



Nearby Boating & Fishing At Tarryall Reservoir

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Live Water

None

Mountain Views

Tarryall Mountain Range
(Pilots Peak & Tappan Mountain)

Other Views

Timbered Hillsides,
National Forest Lands,
Valley, Meadows

Topography

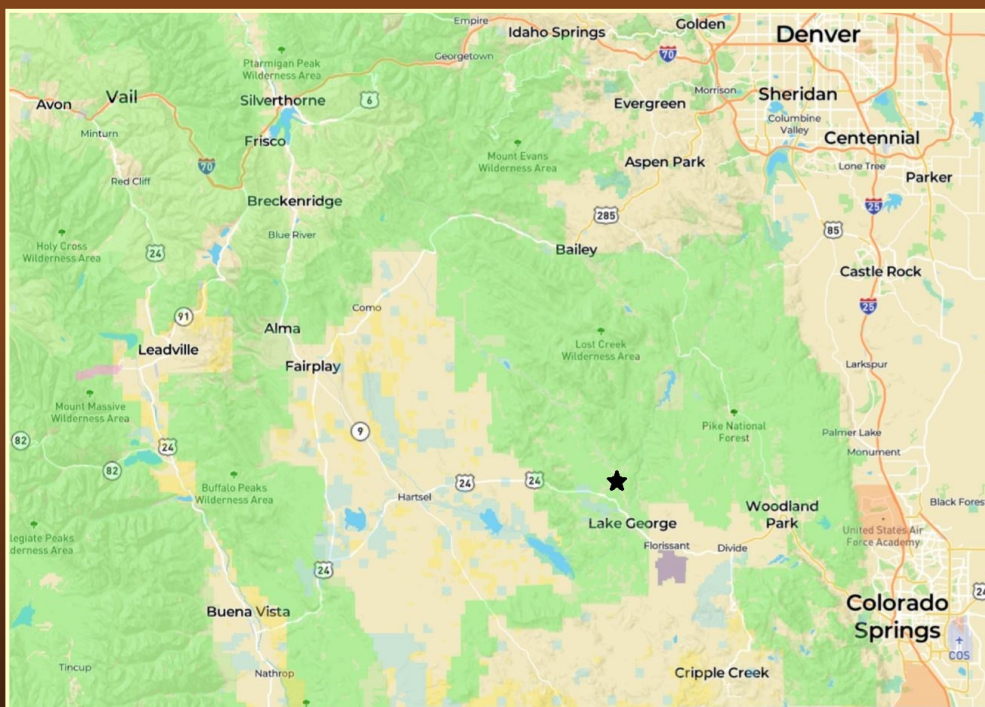
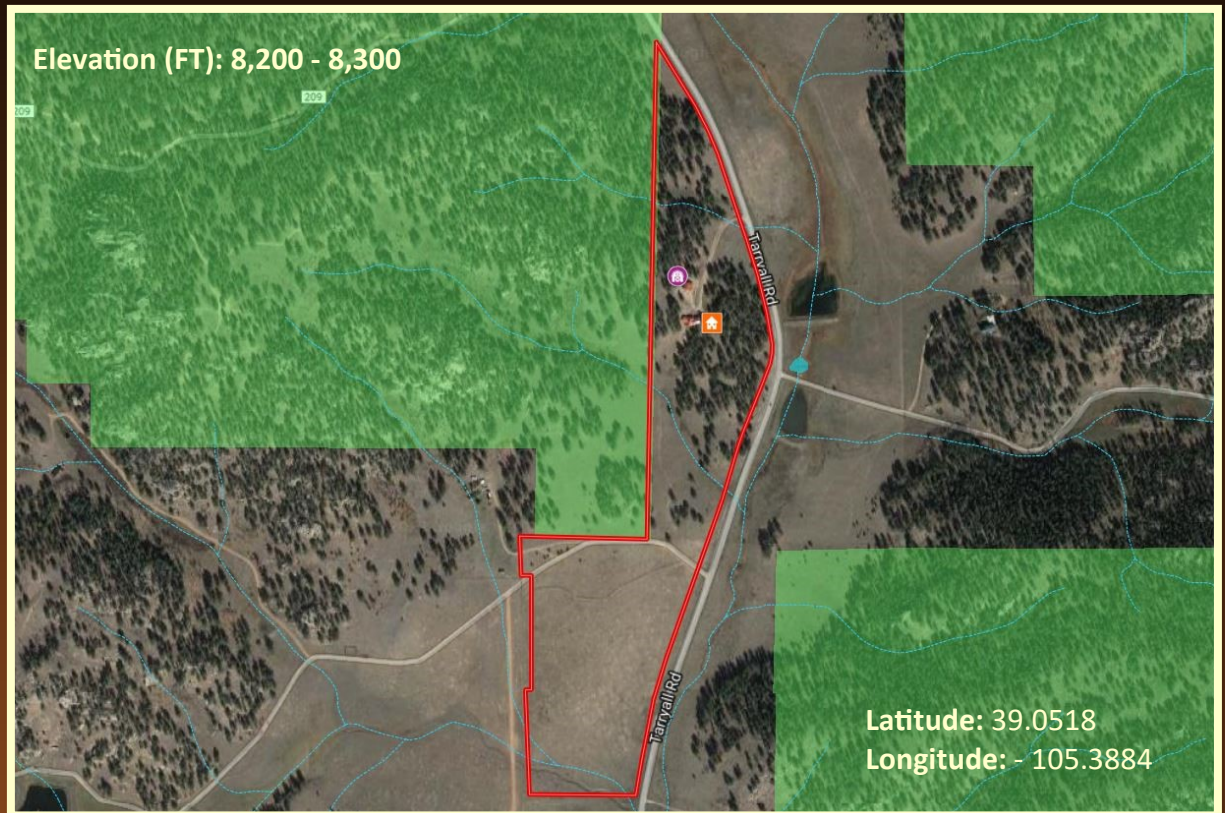
Level, Rolling Meadows

Tree Coverage

Light, Moderate —
Ponderosa Pine, Scattered
Aspen

Vegetation

Native Grass, Wildflowers



Bordering Properties

Pike National Forest (1) Side, Private

Access

Year-Round, Paved County Road to
Gravel to Driveway

Property Recreation

Equestrian, Big & Small Game Hunting,
Archery, Target Shooting, Hiking,
Wildlife Viewing, Camping

Nearby Recreation

Fly-Fishing in Tarryall Creek & South
Platte River, Boating in Tarryall &
Elevenmile Reservoirs, Hiking in Lost
Creek Wilderness Area

DOW Area Hunting Unit

50

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