

# ~ THE SUMMIT AT LAKEVIEW ~

Colorado Home For Sale



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



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

Listing Broker: Vicki Garrisi  
719.237.1240 (Cell)

[Vicki@TrueWestColorado.com](mailto:Vicki@TrueWestColorado.com)



South of Florissant, Colorado (Teller County)

Price: \$964,000 | Acres: 52.04 +/-

The Summit at Lakeview features an elegant custom home bordering adjoining private recreational lands, conserved ranches and a stocked mountain lake! Located at the end of a private cul-de-sac and situated on the highest building site, this refined-styled home compliments the unique beauty of the surrounding landscape. Its spacious open floor plan & large windows provide ample light to welcome all the glorious colors of Colorado - green pines, golden yellow aspens & deep blue skies. Showcased from its grand room, kitchen and covered decks are the snow-capped Sangre de Cristo Mountains, a sub-irrigated valley & a tranquil mountain lake. From the front door, view the intriguing domed rock formations of Mueller State Park. Out the back door, view magnificent mountain & valley vistas and trophy wildlife such as elk, mule deer, bear & turkey. The topography of the land varies with high ridges, open grassy meadows, tall timber & rock outcroppings. Explore the remnants ("glory holes") of Colorado's gold history left behind by the miners looking for their riches in the 1850's; or, enjoy watching the flights & frolics of a nesting pair of bald eagles who grace the property. There is no shortage of recreational options - choose from fishing the private lake or trout stream, spotting waterfowl & wildlife, hiking or riding on the many trails in the 175 acres of recreational lands shared only by owners in this exclusive ranch community. Access to property is along a paved National Scenic Byway and through a gated entry. The property is an easy one hour drive west of Colorado Springs. It is also centrally located to Colorado skiing, water rafting, fly-fishing, rafting, boating & numerous public lands. The Summit at Lakeview offers top of the world views of some pretty spectacular Colorado Mountain scenery complimented with its luxury comforts and rugged outdoor adventure. Truly a place to share priceless Colorado memories with family & friends!



Spacious Open Floor Plan



Spectacular Mountain Views From The Sunroom



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



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## Improvements

### Structure(s):

- ◆ **Custom Home** — 4,642 SF. Year Built: 2003. Bedrooms: (4), Baths: (4)
- ◆ **Garage** — Attached, 2-Car, 798 SF
- ◆ **Storage Shed** — 30' x 40'

**Utilities:** Underground Electric & Phone, Propane, Satellite Internet / TV

**Well:** (1) Domestic

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

**Mineral Rights:** None

**Septic:** (1)

**Fencing:** Partial Perimeter — Barbed Wire

**Gated:** Yes

## Taxes & Zoning

**Property Taxes (2019):** \$1,883

**Zoning:** A-1 Agricultural

**Lease(s):** Grazing

**Protective Covenants:** Yes, Lakeview Forest Estates Land Owners Association / Road & Entrance Gate Maintenance

**Conservation Easement:** None

**Income Potential:** Rental

## Distances

**Nearest Airports:** Colorado Springs, Denver

**Cripple Creek:** 10 Miles / 19 Minutes

**Guffey:** 15 Miles / 20 Minutes

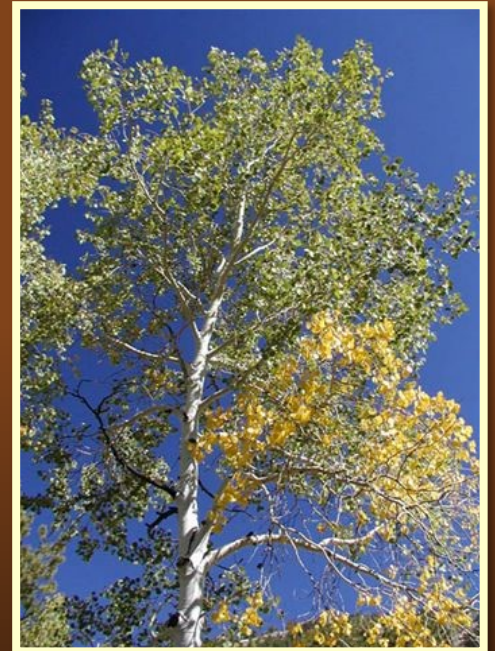
**Woodland Park:** 25 Miles / 34 Minutes

**Canon City:** 30 Miles / 40 Minutes

**Colorado Springs:** 40 Miles / 57 Minutes



Private Gated Community From Paved County Road



Colorful Aspens!

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Borders Wright's Reservoir & Private 175 Acres Recreational Lands



Bordering Stocked Mountain Reservoir



Fishing From The Shoreline

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## Live Water

Borders Wright's Reservoir on West Boundary - Frontage 880 +/- FT

## Mountain Views

Sangre de Cristos, Mt. Pisgah

## Other Views

Timbered Hillides, Rock Outcroppings, Fourmile Valley, Meadows, Wright's Reservoir, Fourmile Creek

## Topography

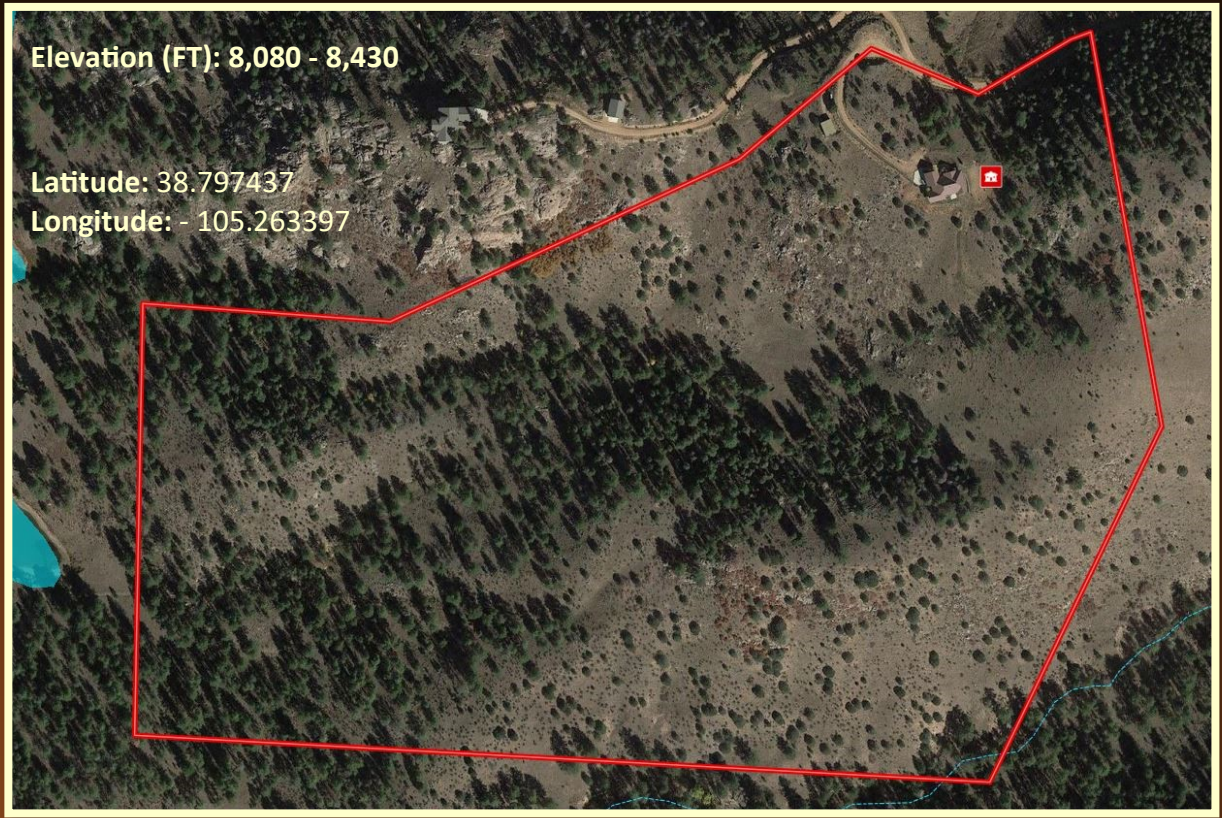
Rolling Hillides, Steep, Rock Outcroppings

## Tree Coverage

Moderate — Ponderosa, Spruce, Fir, Aspen, Pinon

## Vegetation

Wild Grass, Scrub Oak, Wild Berries, Wildflowers



## Bordering Properties

Lakeview Forest Estates Common Area (125 Acres), Wrights Reservoir, Conserved Ranch, Private

## Access

Maintained Year-Round, Paved County Road to Private Gravel to Driveway

## Property Recreation

Fishing (Brook & Rainbow Trout), Hiking, Wildlife Viewing, Camping, Equestrian, Rock Climbing, Hunting (Big Game & Waterfowl)

## DOW Area Hunting Unit

581

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