

~ WIND DANCER ~
Florissant, Colorado (Teller County)



Offered at \$835,000

**Elegant Colorado Mountain Home ~ Snow-Capped Views ~ Seasonal Creek ~
Stocked Community Pond ~ Geothermal-Solar System ~ Gated Ranch**

35.01 +/- Acres

Wind Dancer is an elegant Colorado home designed to capture & preserve the spectacular area mountain scenery! Positioned on a south facing plateau it is perfectly situated to showcase the snow-capped Sangre De Cristo Mountains & unique rock formations in nearby Mueller State Park. In addition, its southerly orientation is ideal for a state of the art geothermal-solar system which supplies heat & power to the home. From the moment you step through the front door you will sense the harmony of the home with nature itself. The soaring floor to ceiling windows in the open grand room, dining & kitchen areas create a collage of picture-framed mountain scenes that welcome the outdoors inside. Complimenting these impressive panoramas are towering cathedral ceilings & powerful timber beam architecture. A spacious gourmet kitchen offers a 3-level island w/ breakfast bar, double ovens, 6-burner cooktop & butler pantry/coffee bar. Take in the sunshine or cool, crisp mountain air on the deck & patios. The main level master suite offers access to the deck & adjoins a luxurious bath w/ curved double vanity, walk-in shower, soaking tub and roomy walk-in closet. Venturing to the lower level you are greeted by a family/media room w/oversized windows capturing more views, a wood-burning fireplace, walk-out covered patio & a charming English pub wet bar & wine room. To add to its authenticity & fun the bar area has a lyptus wood inset w/ mirrors & glass shelving, stainless steel sink, mini fridge, wine cooler & brass footrest with rich hand-scraped floors. The lower level also offers (3) additional bedrooms (one w/ a private bath) & a large mechanical & storage room. Exploring around the land you find a variety of meadows, tall pines, catch ponds, an intermittent creek & a nearby stocked pond for private use. Whether gazing out the windows or trekking across the property, Wind Dancer will be a special place to make the memories of a lifetime!



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO HOMES FOR SALE



Mountain & Valley Views



Stocked Community Pond

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):

- Custom Home – 4,232 SF
- Year Built: 2007
- Bedrooms: (4)
- Baths: (4)
- Garage: Attached, 3-Car, 924 SF

Geothermal-Solar System: Geothermal Heating and Cooling System plus Solar Grid Tie PV with Integrated Battery Backup

Well (s): (1) Domestic. Permit # 265437

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Geothermal-Solar System, Propane, DSL Internet, Satellite TV

Septic: (1)

Fencing: Perimeter, Partial – Barbed Wire

Gated: Yes

Acreage

35.01+/-

Land Attributes:

Live Water: Spring, Catch Ponds, Hay Creek (Seasonal) – 500+/- FT

Mountain Views: Sangre De Cristo's

Other Views: Timbered Hillsides, Rock Formations, Rock Outcroppings, Valley, Meadows

Topography: Rolling Hillsides, Rock Outcroppings

Tree Coverage: Moderate – Ponderosa, Spruce, Fir, Aspen

Vegetation: Wild Grass, Scrub Oak, Wild Berries, Wildflowers

Recreation

On-Site: Fishing , Hiking, Wildlife Viewing, Camping, Equestrian, Rock Climbing, Nearby Hunting (Big Game and Waterfowl)

Hunting Permitted: No

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$1,786

Zoning: A-1 Agricultural

Lease (s): Grazing

Protective Covenants / Amenities: B Lazy M Ranch Owners Association / Gated, Stocked Fishing Ponds, Road Maintenance

Conservation Easement: None

Income Potential: Rental

Location & Access

Nearest Town(s): Florissant, Cripple Creek, Divide, Woodland Park, Colorado Springs

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Private Gravel to Driveway

Elevation

8,400 – 8,600 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

9301660

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