



Central Colorado Mountains  
Recreational Ranches ~ Land ~ Homes ~ Cabins

## Colorado Homes For Sale

TrueWestColorado.com

CabelasTrophyProperties.com

E-Mail: [Info@TrueWestColorado.com](mailto:Info@TrueWestColorado.com)

719.687.9200

821 W Lafayette Ave, Ste 100, Woodland Park, CO 80863

## Wind Dancer

Florissant, Colorado ~ Teller County

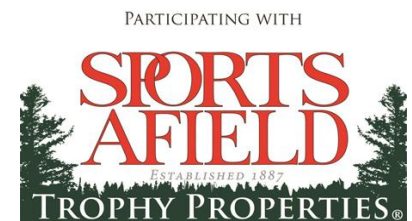
## Property Highlights

**Elegant Mountain Home ~ Geothermal-Solar Energy with Backup Electric & Propane  
Stunning Snow-Capped Views ~ Community Fishing (Stocked) Ponds  
Serene & Peaceful Setting**

### Main Home - General Highlights

- Custom Architectural Design
- Stone Exterior w/ Timber Trusses / Low Maintenance Stucco
- Covered Front Entry w/ Sitting Bench
- Single Entry Door( 42" Wide, 8' High) w/ Rustic Clavos (decorative nails) and Security Wrought-Iron Grill (Peak Through)
- Windows - Pella "Designer" Windows, Doors and Patio Doors with Inner Shades
- Doors - Knotty Alder, Two Panel 8' Interior Doors
- Trim - Custom Knotty Alder 6" Floor Moldings
- Lighting & Fixtures – Custom Interior & Exterior
- Railings – Custom Interior & Exterior
- Cabinetry - Cherry
- Floors - Ceramic Tile (Baths & Mud Room)
- Countertops - Granite / Italian Marble (Kitchen & Baths)
- Central Vacuum
- Wired for Indoor & Outdoor Surround Sound
- DSL Wired for Computer / Data Ports (DSL Internet )
- Ceiling Fans
- In-Floor Electric Outlets
- Plumbing Fixtures - Kohler Brand
- Decks - Partially Covered Wood Decks w/ Impressive Stone Pillars
- Patios - Concrete / Flagstone

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### Geothermal-Solar System Components

ALTERNATIVE ENERGY GEOTHERMAL HEATING AND COOLING SYSTEM: Integrate into existing forced air heating system a high efficiency geothermal heating and cooling system to include the following:

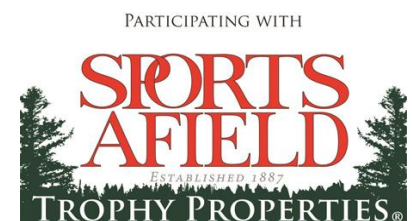
- 1-GeoStar GSW060, 5 ton, water to water, ground source heat pump
- 1-Rheem 50 gallon geothermal buffertank
- 2- Hydronic air handler heat exchange coils, integrate into existing furnaces
- 5-Tons geothermal vertical wells ground loop well drilling\*\*
- Ground loop supply and return piping and trenching\*\*
- Ground loop antifreeze mixture
- Pumps necessary to control and operate system
- I-GeoStar desuperheater, for domestic hot water production
- Grundfos "Magna/Alpha" variable speed, high efficiency load and source circulation
- Required mechanical permits per Teller County Building Departments

ALTERNATIVE ENERGY SOLAR GRID TIE PV WITH INTEGRATED BATTERY BACKUP: State of the art SunPower Solar system mounted to Wattsun dual axis solar tracker. Integrate solar to function as backup system in situations when grid is down. This system is to include the following:

- 12-SunPower SPR-327, high-output, monocrystalline cell solar modules with black anodized frames
- 1-WattSunn 225 Dual Axis tracker to maximize the most usable sunlight available
- 1-SPR 4000M , 95% efficient, SunPower inverter

I-SMA Sunny Island battery backup inverter package with auto-former

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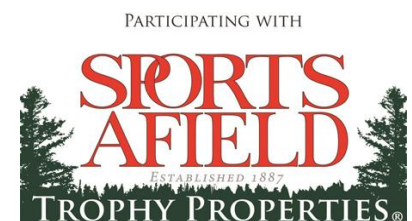
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### Home Main Level - Details

2119 Square Feet (Finished)

- Cathedral Ceilings w/ Timber Beams
- Great Room w/ Oversized Gas Fireplace
  - South Facing Windows to Capture Mountain Scenery & Wildlife
  - Nook above Fireplace for 48+” flat screen TV
  - Carpet Flooring
- Flooring - Red Oak Hardwood (Compass Inlay - Foyer), Ceramic Tile Flooring
- Dining – Open yet Formal w/ Access to Deck
- Office - French Doors & Private Access to Partially Covered Deck
- Gourmet Kitchen
  - Cherry Cabinetry w/ Pull out Drawers & Spice Racks
  - 3-Level Island w/ Seamless Granite Countertop, Prep Sink & Disposal
  - 4-Chair Breakfast Bar
  - Built-in Appliances (Wolf 6-Burner Cooktop & Double Ovens, Asko Dishwasher, Jen-Air Side by Side Refrigerator w/ Freezer Drawer, Sharp Microwave, GE Monogram Wine Cooler)
  - Granite - Multi-Colored (Mountain Design) Back Splash behind Cooktop
  - Wood Encased Kitchen Vent
  - In-floor Vacuum w/ Step Switch
  - 2<sup>nd</sup> Office in Kitchen Area
- Butler’s Pantry & Coffee Bar
- Rear Walk-out Patio
  - Half Circle Stone Wall w/ Built-in Weber Gas Grill- Smoker- Rotisserie
  - Concrete & Flagstone
  - Plug in for Portable Generator
  - Rough-in (Additional) Gas Line

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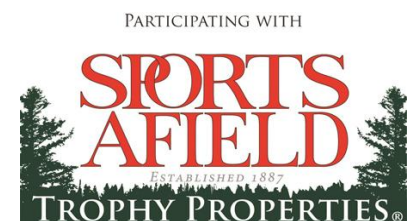
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### Home Main Level - Details Continued

- Mud Room w/ Wash Sink
- Half Bath – Tuscan Style, Hardwood Floors
- Master Suite
  - French Doors Open to Deck
  - Sitting Area
  - Vaulted Ceiling
- Master Bath
  - Heated Ceramic Tile Floors
  - Curved Double Vanity
  - Curved Walk-in Shower w/ 5 Spray Heads
  - Soaking Tub
  - Make-up Bench
  - Enclosed Toilet
  - Vaulted Ceiling
- Walk-in Closet
  - Custom Cabinetry, Shelving, 3-Tier Hanging Rods
  - Full Sized Kenmore Elite HE Front Load Washer & Dryer w/ Folding Table
- Oversized 3-Car Garage (924 SF)
  - Custom Cedar Outer Doors
  - Space Available for Small Workshop
  - Rough-in Gas Line (option for heat)
  - No Steps into Home
  - Exit Door to Rear Patio

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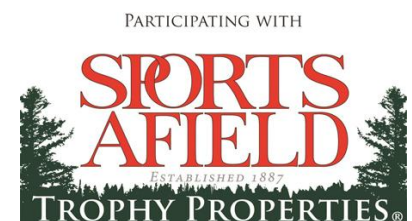
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### Home Lower Level - Details

2,113 Total Square Feet / 1,693 Square Feet Finished

- 9' Ceilings w/ Timber Beams
- Flooring - Carpet & Ceramic Tile
- Family Room
  - Wood Burning Fireplace (Extraordinaire Brand)
  - Large Windows w/ South Facing Views
  - Walk-out Covered Patio
- English Pub Style Wet Bar
  - Dark stained, hand-scraped Oak Floor
  - Lyptus Wood Inset w/ Mirrors & Glass Shelving
  - Lyptus Wood Bar Top w/ Cherry Wood Trim
  - Stainless Steel Sink
  - GE Mini Fridge
  - Franklin Wine Cooler
  - Brass Footrest
- Separate Wine Cellar w/ Built-in Mahogany Wine Racks
- Exercise / Media Area
- 3 Additional Bedrooms
  - One is a 2nd Master Suite w/ Private Full Bath
  - One houses Stackable Full Sized Kenmore Front Load Washer & Dryer
- ¾ Bathroom – Single Sink, Walk-in Shower
- Mechanical Room / Storage Space (Unfinished)
  - Geothermal-Solar Components
  - Furnaces - (2) Rheem Forced Air (One Programmable for Upper Level & One for Lower Level)
  - Water Heater - 75-Gallon A.O. Smith

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- Diaphragm Pressure Tank - Challenger Series Well Mate
- Water Filtration System
- Wired for Portable Generator
- Wired for Sound System

### Property & Land Details

- Domestic Well
- Propane Tank – 1,000 gallon buried and owned
- Utilities – Geothermal-Solar System w/ Backup Electric & Propane, Phone, Satellite
- Septic System - Engineer Designed (1500 Gallon Tank & Leach Field)
- Survey – Current Pin Survey
- Water Features - Catch Ponds, Spring, Seasonal Creek (Hay Creek)
- Topography & Vegetation - Gentle Meadows and Tall Pines
- Views Sangre De Cristo Mountains, Rock Formations in nearby Mueller State Park
- Gated Ranch w/ Stocked Community Pond
- Road Maintenance
- Agricultural Zoning - Grazing Lease through Ranch

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