

~ STOPPING BY WOODS ~
Florissant, Colorado (Teller County)



Offered at \$450,000

Authentic Log Cabin ~ Outdoor Stone Firepit & Sitting Area,
Pine, Aspen & Wildlife ~ Close to Town to Far Enough Away

0.70 +/- Acres

Stopping by Woods – take in the lovely wooded scene, blanketed in near-silence, and be tempted to stay just a little bit longer to watch the deer grazing among the trees or contemplate nature and all its mysteries. The warmth and smell of wood-burning is sure to make you feel at right at home – where else would you rather be when the weather turns chilly. A place surrounded by pine and aspen where a cozy log cabin awaits. An authentic log cabin with all the extras a main floor with a wood-burning fireplace, an open great room, kitchen dining area, bedrooms and bath, upper loft game and media room, master suite w/ fireplace and private bath, and a lower level bedroom, bath and family room. Tastefully decorated, comfortable and accentuated with earth tones; and, plenty of space to accommodate more than a few family and friends. The oversized garage and storage shed provide plenty of space to tackle a variety of hobbies or projects. The woods have always been a place where life renews and thrives – here, you can feel yourself take a deep breath and relax. Sipping a glass of wine or hot cup of cider cozied up next to a fireplace, on the spacious covered wrap around porch, or gathering around the outdoor firepit sounds pretty sweet, right? Flagstone pathways, stone firepit, sitting benches, colorful pine and aspen can be enjoyed during the Spring, Summer and Fall. Stopping by Woods will make you feel worlds away but in reality, it is only a short 10-minute drive to modern-day necessities. Access is via from County maintained roads, only 0.3 miles from the pavement.



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



TrueWestColorado.com
719.687.9200 (Office)

COLORADO CABIN FOR SALE



Cozy Around the Fireplace



Master Bedroom w/Fireplace

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):

- Log Home – 2,523 SF
- Year Built: 2005
- Bedrooms: (4)
- Baths: (3)
- Garage: Attached, 2-Car, 556 SF
- Storage Shed: 12'X 10' – 120 SF

Well (s): None, Water Supply from Arabian Acres Metro District

Water Rights (other than well): None

Mineral Rights: None

Utilities: Electric, Phone, Natural Gas

Satellite Internet / TV

Septic: (1)

Fencing: None

Gated: No

Acreage

.70 +/-

Land Attributes:

Live Water: None

Mountain Views: None

Other Views: Timbered Hillside, Rock Outcroppings

Topography: Level, Gently Rolling

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

Vegetation: Wild Grass, Wildflowers

Recreation

On-Site: Wildlife Viewing, Nearby Hunting

Hunting Permitted: No

DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$1,621

Zoning: Residential

Lease (s): None

Protective Covenants / Amenities: No Covenants, No HOA

Conservation Easement: None

Income Potential: Rental

Location & Access

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

Nearest Airport (s): Colorado Springs, Denver

Access: Maintained Year-Round. Gravel County Road to Asphalt Driveway

Elevation

9,000 Feet

Bordering Properties

Private

MLS (PPAR/Realtor.com)

MLS 6007514 PPAR.com

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