

~ BLUE SKY LODGE ~

Colorado Home For Sale



Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains



South of Florissant, Colorado (Teller County)



TrueWestColorado.com

Listing Broker: Vicki Garrisi
719.237.1240 (Cell)

Vicki@TrueWestColorado.com

Price: \$1,275,000 | Acres: 80.30 +/-

Blue Sky Lodge sits proudly in the heart of a magnificent plateau and welcomes you with a warm embrace. A rare authentic log structure, constructed with 57 ft seam-less lodge pole pine logs, up to 14" diameter, from the mountains of Kalispell, Montana. The Lodge is built with artful craftsmanship & commercial grade materials. Enter through custom double doors to a sunny atrium, past a double stairway into a 2-story Great Room w/ soaring 30'+ ceilings. A focal point is its massive rock gas fireplace with copper accents & hand-painted mural. The Lodge offers 4 large bedrooms each w/private bath, a commercial gourmet kitchen, 2 laundry rooms & upper loft family & hobby rooms. Other features include Italian porcelain tile, hardwood & carpet flooring, radiant heat, Anderson windows & 12 skylights. The deck provides a place to truly entertain – it's multi-level, wrap around configuration allows you to see blue skies & mountain scenery in every direction or a million stars on a clear night. It's crowned with a "Colorado blue sky" metal roof & tucked against towering rock bluffs. This commanding position showcases views of Pikes Peak and Mt. Pisgah. You will see the scenic grandeur of the region despite the ongoing changes to the landscape resulting from the High Chateau Fire that swept through the area in 2018 – watch as these acres replenish with new growth of native grasses, aspen and pine. When activity calls, the location could not be more perfect. Hike to the high point on the land to take in 360-degree breathtaking views of snow-capped mountains, valleys dotted with ponds, towering rock formations and bluffs. Here you will find the serenity & deep inspiration only available from Mother Nature! The Lodge serves as a great starting point for numerous excursions & broad spectrum of recreational opportunities (fishing, hunting, boating, rafting, hiking & skiing). Ideal for a family or corporate retreat. Blue Sky Lodge invites your spirit to fly!



Grand Log Lodge w/ Commercial Construction



Upper Atrium w/ Natural Light & Mountain Views



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



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Improvements

Structure(s):

- ◆ **Log Lodge** — 7,741 SF. Year Built: 1992. Remodeled 2019, Bedrooms: (4) All w/ Private Baths, Baths: (7)
- ◆ **Garage** — None. Excavated Area Prepped for Garage
- ◆ **Other** — Stone Grill w/ Prep Station, Horseshoe Pit, Volleyball / Badminton Net Holders

Utilities: Electric, Phone, Propane, Satellite Internet / TV

Well: (1) Commercial w/ 2 Ac-Ft Watson Ditch No. 1

Water Rights (other than well): None

Mineral Rights: None

Septic: (1)

Fencing: None

Gated: Yes

Taxes & Zoning

Property Taxes (2019): \$2,076

Zoning: A-1 Agricultural

Lease(s): None

Protective Covenants: Yes, No HOA

Conservation Easement: None

Income Potential: Rental

Distances

Nearest Airports: Colorado Springs, Denver

Cripple Creek: 12 Miles / 25 Minutes

Divide: 17 Miles / 30 Minutes

Woodland Park: 24 Miles / 40 Minutes

Breckenridge: 85 Miles / 2 Hours



Spacious & Inviting Great Room & Entry



Hummingbird Visitors!

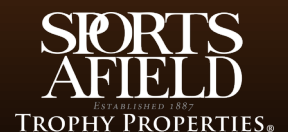
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Mountain Lodge Tucked Against Towering Rock Bluffs



Powerful Pikes Peak Views



The "360" Scenery — Ponds, Valleys & Mountains

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Live Water

Seasonal Catch Pond and Springs

Mountain Views

Pikes Peak, Sangre de Cristos, Mt. Pisgah

Other Views

Mueller State Park, Slater Creek Valley, Wright's Reservoir, Fourmile Valley, Rock Bluffs

Topography

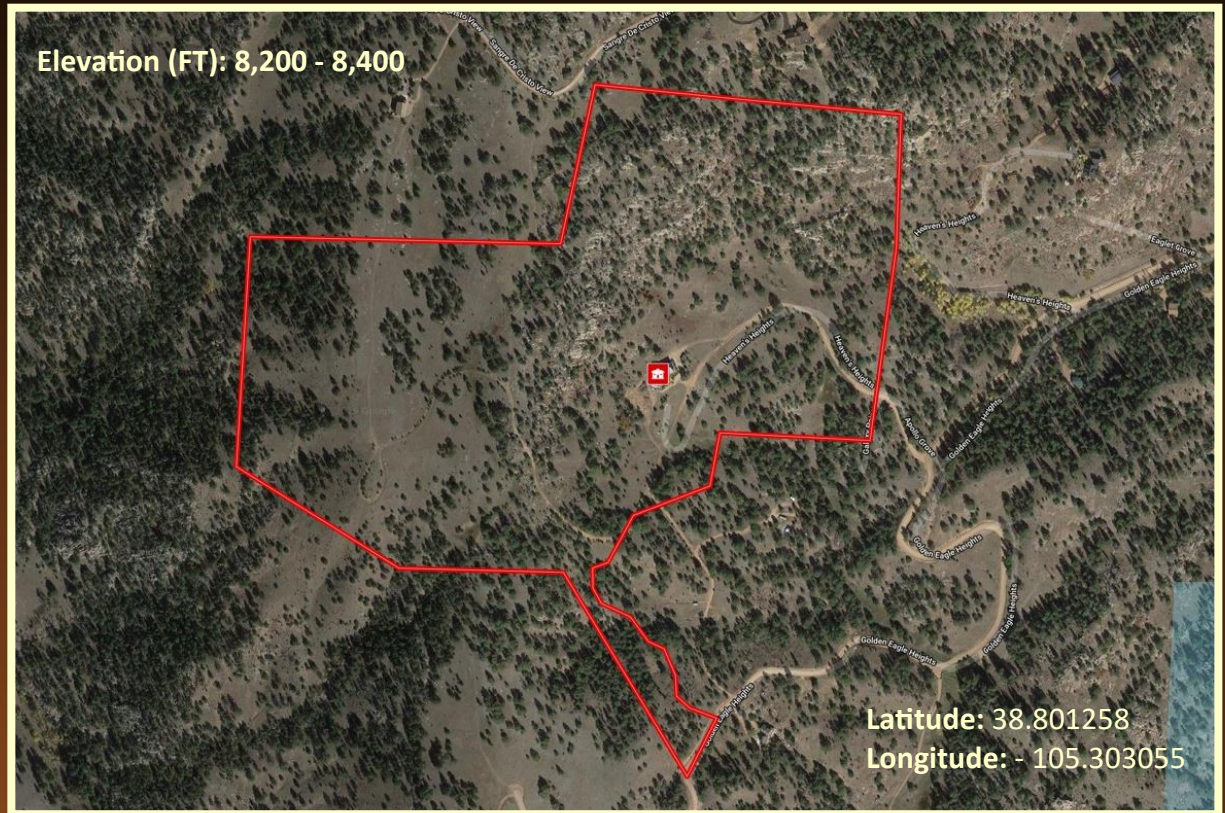
Rolling Hillside, Back Drop of Rock Bluffs

Tree Coverage

Light / Partially Burnt — Ponderosa, Fir, Spruce, Pinon, Scattered Aspen

Vegetation

Native Grass, Wildflowers, Scrub Oak



Bordering Properties

Private

Access

Maintained Year-Round, Gravel County Road to Private Gravel

Property Recreation

Equestrian, ATV, RV, Camp, Hike, Wildlife Viewing

Hunting Permitted

Yes, w/ Restrictions

DOW Area Hunting Unit

581

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