

~ THE CATCH ~
Lake George, Colorado (Park County)



Offered at \$346,000

**Immaculate Custom Home ~ Private Access to Lake George
Fish & Boat ~ Steps From Nat'l Forest**

0.48 +/- Acres

The Catch - let the adventures begin! Bring your fishing pole, hiking or hunting gear and step into one of the best recreational locations of the Central Colorado Mountains! Situated in a lakeside community along Lake George, surrounded by Pike National Forest, it has an easy going lifestyle where you will be among friends. The Lake is stocked three times/year with hefty trout, lies at the mouth of the acclaimed Eleven Mile Canyon and is fed by the Gold Medal waters of the South Platte River. Take in the colorful scenery as you launch your boat and float across peaceful waters, take a leisurely stroll or cast your line in hopes of outwitting that one big fish that always gets away. In winter, the area sparkles with life on the ice – fishing/huts, skating, hockey and ATV/snowmobiles. Walk into hunting, hiking and equestrian trails from the bordering open space that connects to Pike National Forest. The real catch is a beautiful custom home with a warmth and openness that will create special memories with family and friends. The main level offers an open great room-kitchen-dining area with beamed/ vaulted ceilings. A collage of windows provides an abundance of natural light and opportunities to spot meandering mule deer, delight in the antics of birds and squirrels or see families taking off on their daily adventures. In the evening, watch the wind move the clouds through the stars or bask in the light of a full moon rising over the Lake. A well-designed kitchen allows more than one cook to test their skills. Convenient to the main level is an ample laundry room, office and master suite w/bath, walk-in closet and deck access. The finished lower level consists of a family room, game area, second Master BR/bath and garage/work area. Other amenities include use of Echo Lodge, shooting range, RV/trailer parking, household water, trash removal and gated entry. Hook, line and sinker, The Catch, will be a property to brag about for years to come!



**Ranches ~ Land ~ Homes ~ Cabins
Central Colorado Mountains**



**TrueWestColorado.com
719.687.9200 (Office)**

COLORADO HOME FOR SALE



A Great Day on Lake George!



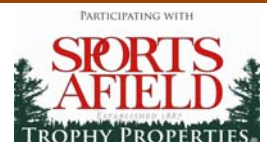
The Fish That Got Away?

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 – 2,952 SF
- Year Built: 2001
- Bedrooms: (2)
- Baths: (3)
- Garage: Attached, 2-Car w/ Workshop Space, 514 SF

Well (s): None, Household Water Provided by Eleven Mile Ranch Association (Included w/ HOA Fee)

Water Rights (other than well): None

Mineral Rights: None

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

Septic: (1)

Fencing: Wood Privacy Fence on South Boundary

Gated: Yes

Acreage

0.48 +/-

Land Attributes:

Live Water: Private Access to Lake George (through the Eleven Mile Ranch Association Lease)

Mountain Views: Tarryall Mountains

Other Views: Lake George, South Platte

River, Timbered Hillside of Pike National Forest, Town of Lake George, Valley, Meadows

Topography: Sloping

Tree Coverage: Light – Ponderosa, Aspen

Vegetation: Native Grass, Wildflowers

Recreation

On-Site: Fishing Lake George (Trout & Pike) Lake is stocked 3 x per year with 2+ pound Trout), Canoeing, Kayaking, Rafting, Small Motor Boating, Hiking, Wildlife Viewing, Camping, Equestrian, ATV, Snowmobile, Nearby Hunting (Big & Small Game) Hunting Permitted: Only in National Forest that connects to Community Open Space, Designated Shooting Range Available DOW Area Hunting Unit (s): 581

Taxes & Zoning

Annual Taxes (estimated): \$1,150

Zoning: Single Family Residential

Lease (s): None

Protective Covenants / Amenities: Yes – Eleven Mile Ranch Association. **Amenities:** Owner & Guest Passes to Lake George for Fishing, Small Motor Boating, Row/Paddle Boating, Wintertime: Ice Fishing/Huts, Ice

Skating, Hockey, ATV/Snowmobiles Allowed on Lake Ice, Designated Shooting Range, RV/Trailer (uncovered) Parking, Household Water, Trash Removal & Slash Area, Gated Entry, Road Maintenance, Echo Lodge (Reserve for Meetings | Family Events) & Community Open Space (this open space connects to Pike National Forest)
Conservation Easement: None
Income Potential: Rental

Location & Access

Nearest Town(s): Lake George, Florissant, Divide, Woodland Park, Colorado Springs
Nearest Airport (s): Colorado Springs, Denver
Access: Maintained Year-Round. Paved Road to Private Gravel

Elevation

7,990 – 8,000 Feet

Bordering Properties

Community Open Space that connects to Pike National Forest (1) Side, Private

MLS (PPAR/Realtor.com)

7239471

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