

# ~ HIBERNATION STATION ~

Colorado Home For Sale



Ranches ~ Land ~ Homes ~ Cabins  
Central Colorado Mountains



[TrueWestColorado.com](http://TrueWestColorado.com)

Listing Broker: Vicki Garrisi  
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Near Florissant, Colorado (Teller County)

Price: \$1,950,000 | Acres: 40.18 +/-

Hibernation Station has all the amenities of a luxury mountain retreat with a fully furnished custom home, separate guest cabin and barn - plan your escape today! This private and pristine mountain paradise offers scenic snow-capped western mountain views, land filled with tall aspen, pine, spruce and fir trees and (2) ponds. Its beautifully appointed and fully furnished custom home offers tranquil living with numerous entertainment areas. The main level includes a vaulted great room with impressive mountain views, a wood-burning fireplace and an open concept kitchen/dining area. The lower level adds a spacious family room w/ a wet bar and hardwood, tile and carpeted floors and walk-out to a spacious lower patio. In the upper loft area you will find a media room, large office, half-bath and lovely sitting area. Entertaining outdoors offers several options from the covered front entry porch, wrap-around deck w/ hot tub, picnic deck w/ gas grill and built-in benches to lower patio. For special projects you can utilize the finished, oversized 2.5 car detached garage with tool room and 220V electric. The separate guest cabin provides an additional (3) bedrooms, (3) baths to accommodate larger family gatherings and is also perfect to use as an extra caretaker residence or rental. The main home is being sold as "turn-key", which includes all the custom mountain décor - furniture, furnishings and artwork, making it truly move in ready! A 6-stall barn is livestock friendly with no-climb fencing encompassing 5+ acres with (2) separate paddocks. Take a leisurely hike or ride along tree-lined trails, picnic in the lower meadows near the ponds and watch for area wildlife such as mule deer, elk, bear, fox, turkey and a variety of colorful birds. Access this quiet and private property from Colorado State Highway 24. The property has a gated entry and is close to Divide and Woodland Park, making it a convenient location for commuting to work, groceries, medical, shopping, restaurants, and other entertainment. Hibernation Station has all the amenities of a luxury mountain retreat so plan your Colorado escape today!



(2) Ponds in the Lower Valley



Sit Back and Enjoy the Westerly Mountain Views



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



# ~ HIBERNATION STATION ~

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## Improvements

### Structure(s):

- ◆ **Custom Home** — 4,252 SF. Year Built: 2002. Bedrooms: (4), Baths: (4)
- ◆ **Guest Home** — 2,400 SF. Year Built: 2015. Bedrooms: (3), Baths: (3)
- ◆ **Barn** — 45' x 30', 1,368 SF. Year Built: 2014. Features: (6) 12'x12' Stalls w/ Dutch Doors, Dirt Floors w/ Rubber Mats, Indoor/Outdoor Access, Electric, Water, Brick Drive Through w/ 8'H Doors
- ◆ **Garage** — Detached, 3-Car, 1,176 SF. Features: Concrete w/ Epoxy Floor, Finished, Man Door x 1, Electric, Oversized, Built-in Tool Room (8'x11')

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

**Well:** (1) Domestic

**Water Rights (other than well):** None

**Mineral Rights:** Yes

**Septic:** (2)

**Fencing:** Perimeter, Partial, Cross Fencing, (3) Pens Near Barn w/ No Climb Wire Fencing & Log Posts (Total of 5 Acres)

**Gated:** Yes

## Taxes & Zoning

**Property Taxes (2019):** \$3,820

**Zoning:** A-1

**Lease(s):** None

**Protective Covenants:** Yes, Snow Removal, Road Maintenance, Gated

**Conservation Easement:** None

**Income Potential:** Rental, Animal Boarding

## Distances

**Nearest Airports:** Colorado Springs, Denver

**Florissant:** 3.5 Miles / 6 Minutes

**Divide:** 8 Miles / 10 Minutes

**Woodland Park:** 15 Miles / 20 Minutes

**Cripple Creek:** 21 Miles / 40 Minutes

**Colorado Springs:** 33 Miles / 50 Minutes

**Breckenridge:** 74 Miles / 1 Hour and 40 Minutes



6- Stall Barn and Brick Drive Through with 8'H Doors



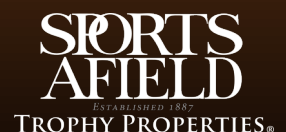
Indoor/Outdoor Access with (3) Paddocks and (5) Fenced Acres

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# ~ HIBERNATION STATION ~

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Fully Furnished with Elegant Mountain Decor



Your One-Stop Relaxation Station



Main Level Master Bedroom w/ Walkout to Deck & Hot Tub

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## Live Water

Twin Creek — 1,200 +/- Ft  
(2) Ponds

## Mountain Views

Collegiate Peaks, Tarryall  
Mountains

## Other Views

Timbered Hillside, Rock  
Outcroppings, Ponds,  
Valley, Meadows

## Topography

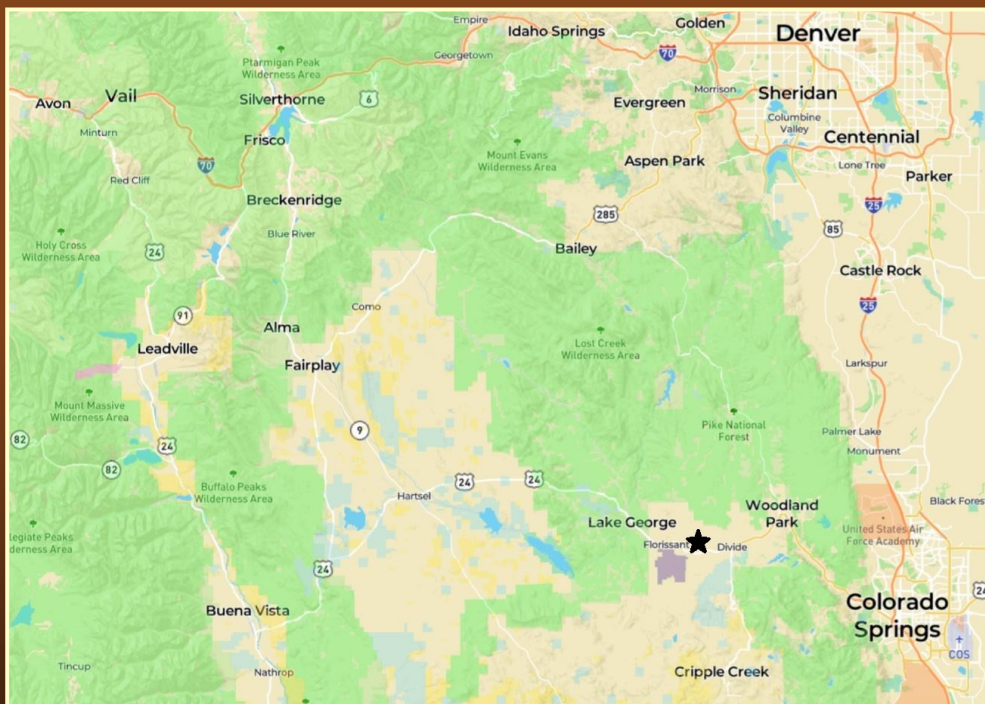
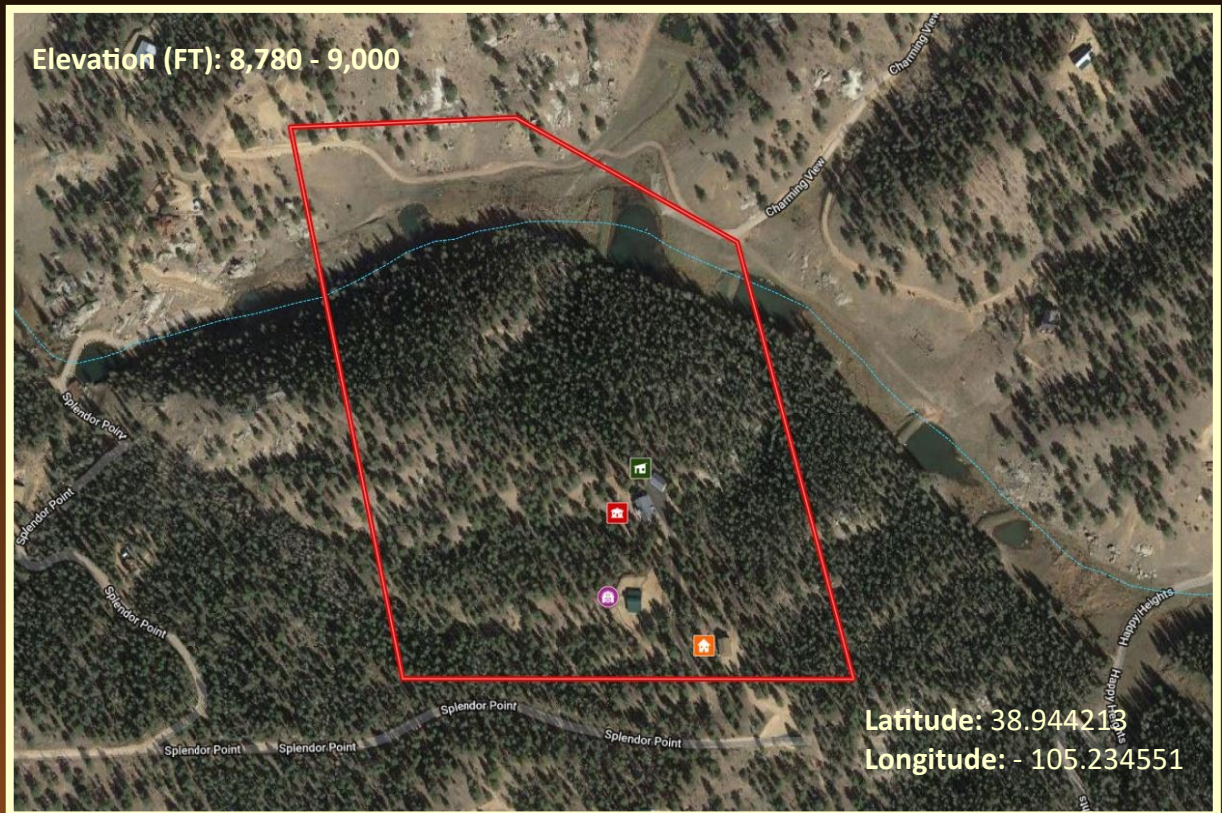
Level, Rolling Hillside,  
Sloping, Rock  
Outcroppings

## Tree Coverage

Moderate — Ponderosa,  
Spruce, Fir, Aspen

## Vegetation

Native Grass, Scrub Oak,  
Wild Berries, Wildflowers



## Bordering Properties

Private

## Access

Maintained Year-Round. Paved State  
Highway to Private Gravel to Paved  
Driveway

## Property Recreation

Hiking, Wildlife Viewing, Camping,  
Equestrian, Rock Climbing, Nearby  
Hunting (Big Game)

## Hunting Permitted

No

## DOW Area Hunting Unit

581

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