



## **Serenity Ranch, Fremont County, Colorado, 35.18 Acres**

**\$875,000**

- Big Game, Equestrian, House, Wildlife Viewing

This extraordinary mountain ranch is ideally named and offers the peace, privacy, and serenity of a classic Colorado getaway! Gorgeous mountain home plus a separate guest home are tucked on a ridge with jaw dropping views of Pikes Peak. End of road location with a gated log entry offers private seclusion and is worlds away from everything.

Serenity Ranch offers a dream setting for lots of fun, recreation, and quiet seclusion with a custom home and a separate guest home for friends and family. Sellers have recently installed a new roof, new heating boiler, and stained and sealed the entire exterior siding and decking. This place really sparkles! Replacing the land and improvements would be difficult in today's construction market which creates a wonderful opportunity to own your mountain ranch which is ready for your immediate enjoyment. The large kitchen and open floor plan are ideal for entertaining family and friends. The land is picture-perfect, with a combination of mountain meadows and timbered ridgeline. The ranch is accessible year-round, so many uses are possible, including horseback riding, ATV exploration, photography, naturalist pursuits, hiking, camping, and hunting. Enjoy marvelous sunrises and sunsets from the massive deck or relax in the warm spa, tell tall tales, and admire the star filled sky at night.

### **Improvement Round-Up**

- Main Home - Built 1999 - 2,149 Square Feet Living Space - 2 Bedrooms and 2 bathrooms
- Dramatic Vaulted Ceilings - Tongue and Groove Finish
- Floor to Ceiling Windows in Great Room
- Large Master Bedroom Area with 5 Piece Master Bath
- Guest Home - Built 1997 - 1,038 Square Feet - Full Kitchen - 2 Bedrooms and 1 bathroom

- Main Home - In-Floor Heating System - New NTI Boiler - June 2025
- Main Home and Guest Homes - New Roofs - June 2025
- Main Home and Guest Home - Completely Stained/Sealed - June 2025
- Massive Deck Area and Covered on Two Sides
- Outdoor Spa with Magnificent Views
- Ample Garage Space - Both Main and Guest Home
- Quonset Building with Concrete Floor
- Gated Log Entrance
- On-grid electrical to all buildings

The property is a recreational haven for many activities, with over 300+ days of sunshine and fresh mountain air. Wildlife is seen regularly in and around the land, especially elk, which often are seen grazing in the meadows near the home. The property is in the heart of South Central Colorado and is only a short drive to historic Cripple Creek, which offers dining and gambling fun. Woodland Park and Colorado Springs are an easy drive from the property. Other day trip recreational attractions might include a visit to the Arkansas River for world-class rafting or fly-fishing, or to Breckenridge or Monarch Mountain for winter skiing.

### Main Info

- Street Address : 896 Cap Rock Drive
- Lot Size Acres : 35.18 Acres
- Postal / Zip Code : 81212
- Dwelling : Yes
- State / Province : Colorado
- (Assessor) Parcel Number : 99504729
- County : Fremont
- Closest City : Canon City

### Home Info

- Year Built : 1999
- Baths : 3
- Bedrooms : 4
- Elevation : 9200

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$3,327.00

### Broker Info



#### Jeff Switzer

**Rocky Mountain Ranch & Land**

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Jeff Switzer, Owner and Managing Broker, Accredited Land Consultant (ALC), founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 years of experience to the real estate business, and his love of the land and the outdoors extends through his business practices. He is a licensed employing level real estate broker in Colorado and Florida and is a member of the Pikes Peak Association of Realtors, National Association of Realtors, and Realtors Land Institute. Jeff has also earned the prestigious Accredited Land Consultant (ALC) designation through the Realtors Land Institute. He has worked in every facet of the land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff currently serves on the Sports Afield Trophy Properties Planning Council. His experience has taken him to nearly every region of the United States and since 1995 he has acquired or managed the development and sale of numerous ranches throughout Central and Southern Colorado. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch and farm management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. Jeff has the knowledge and experience to implement the latest and most innovative marketing strategies for sellers and identify the best values in the real estate market for buyers.

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