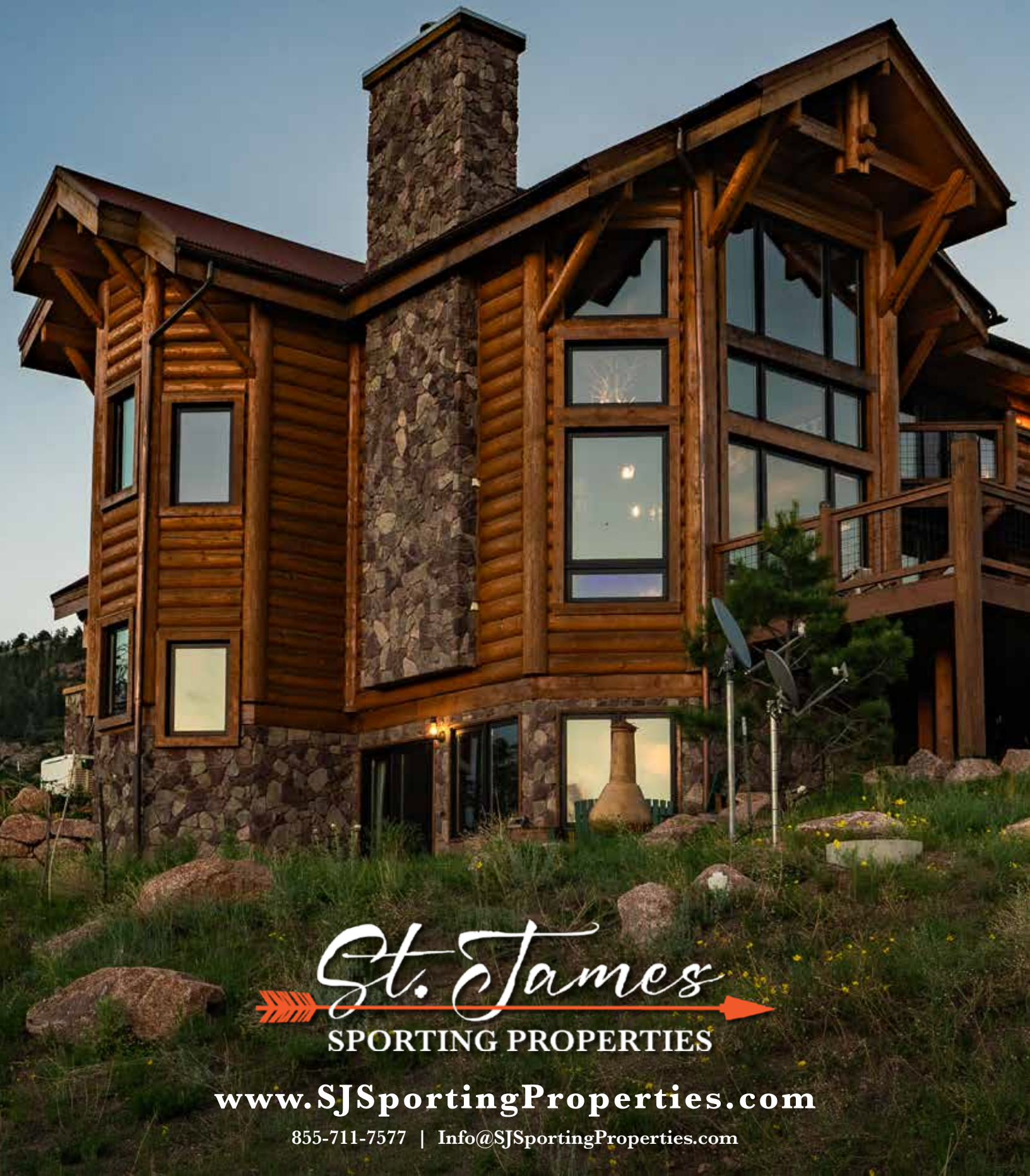


CANYON HEIGHTS LODGE

— 35± ACRES | FLORISSANT, CO —



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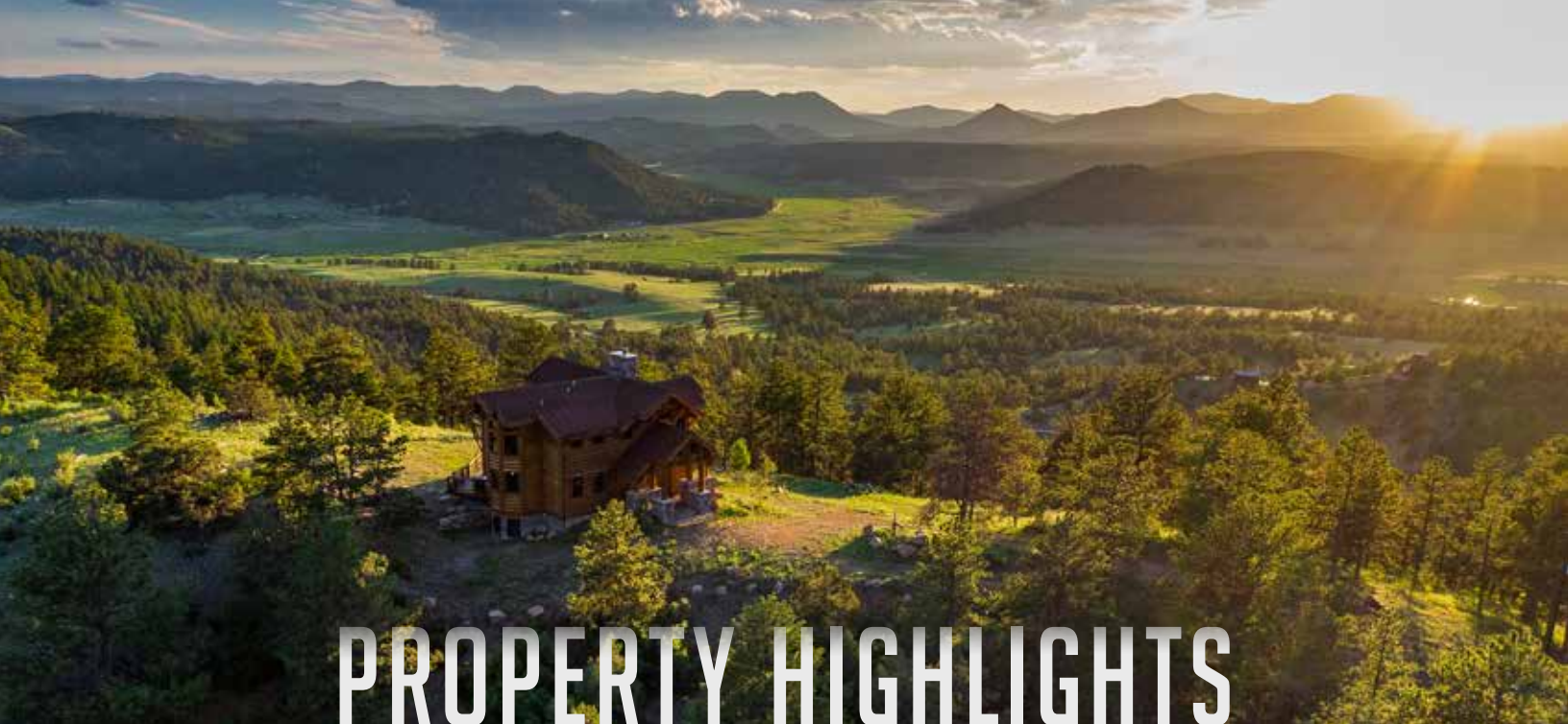
855-711-7577 | Info@SJSportingProperties.com



SITUATED IN GAME MANAGEMENT UNIT 581 THAT OFFERS OVER-THE-COUNTER (OTC) ELK, WHITETAIL, AND TURKEY HUNTING LICENSES, ALONG WITH VERY LOW PREFERENCE POINTS REQUIRED FOR MULE DEER AND BEAR LICENSES.

*PHOTO TAKEN ON ADJACENT PROPERTY.

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PROPERTY HIGHLIGHTS

- 35 deeded acres
- Borders 9,000+ BLM acres
- Part of exclusive mountain community
- 2,600± Sq. Ft. house (3 bed / 3.25 bath)
- Elec./Propane/Well/Septic/Sat. Internet
- Exposed timbers and barnwood flooring
- Inboard heating and double pane windows
- 2 car garage
- Hunting for Elk, Mule Deer, Turkey and Black Bear
- Near Florissant, CO (65 miles from Colorado Springs)







CANYON HEIGHTS LODGE

35 ± ACRES | FLORISSANT, CO

Discover your dream mountain retreat on 35+ acres of pristine land just outside the historic mountain town of Cripple Creek, Colorado. The recently built custom lodge seamlessly blends rustic beauty with modern comforts, offering an unparalleled living experience. This property transforms into a outdoor playground that's perfect for hunting, exploration, and wildlife encounters. Situated in Game Management Unit 581 that offers Over-The-Counter (OTC) Elk, Whitetail, and Turkey hunting licenses along with very low preference points required for Mule Deer and Bear licenses, plus the property has direct access to over 9,000+ acres of Bureau of Land Management (BLM) lands. As part of an exclusive 7-property mountain community secured behind an entry gate, this lodge offers ultimate privacy and seclusion. True craftsmanship is embraced with exposed logs, picture framed windows, elk antler light fixtures, restored barnwood flooring, and even meticulously designed door handles. The gourmet kitchen has a large French imported double oven, walk-in pantry, built-in fridge/freezer, and ample dining and entertaining spaces. The upstairs master suite features a loft overlooking the main level, a large bedroom, oversized walk-in closet, and a bathroom with rustic charm, complete with a custom sink, clawfoot tub, and walk-in shower. The lower level accommodates guests in the spacious great room and two large bedrooms, each with their own bathrooms. Efficiency is key in the design with inboard floor heating, on-demand hot water, and double-pane windows, and the orientation of the lodge. The large back deck offers views of the continental divide and surrounding valleys and canyons, while the elevated fire pit and horseshoe courts make an ideal outdoor living space. In addition to the exquisite lodge, a large detached garage ensures your vehicles, equipment, and gear are well-prepared for all your mountain adventures.





MASTER BEDROOM



MASTER BATHROOM



LIVING ROOM



KITCHEN



MASTER BEDROOM PATIO





2 CAR GARAGE

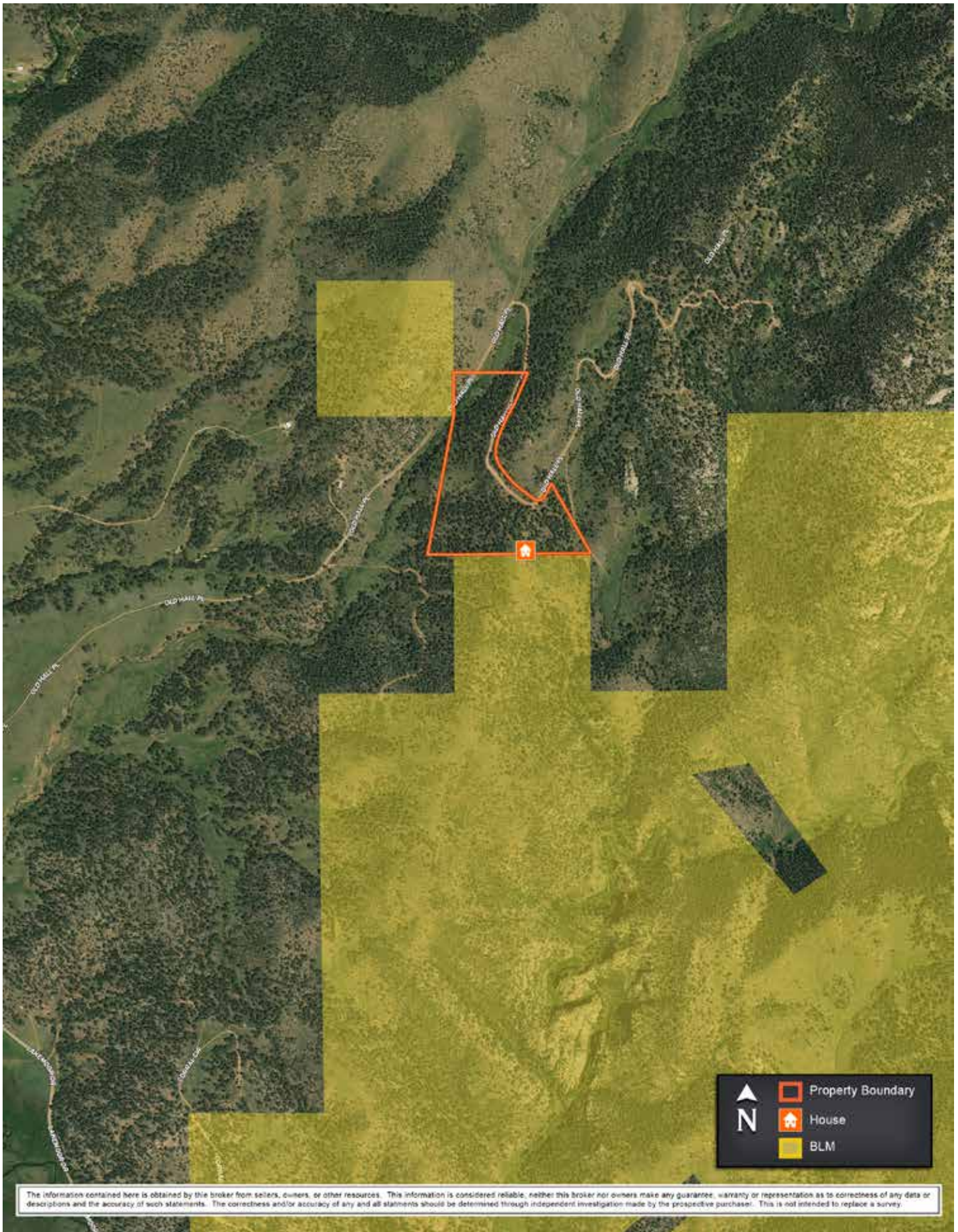


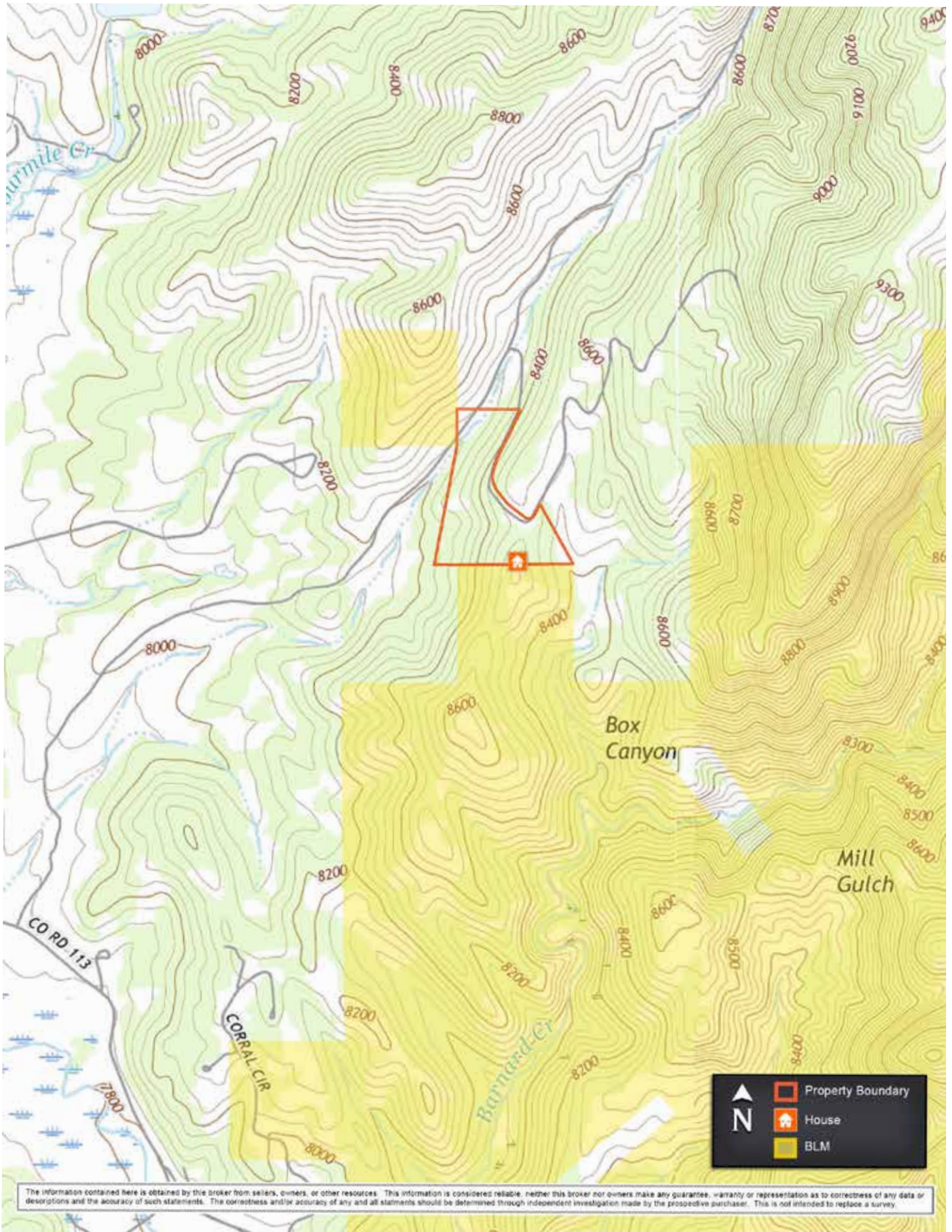
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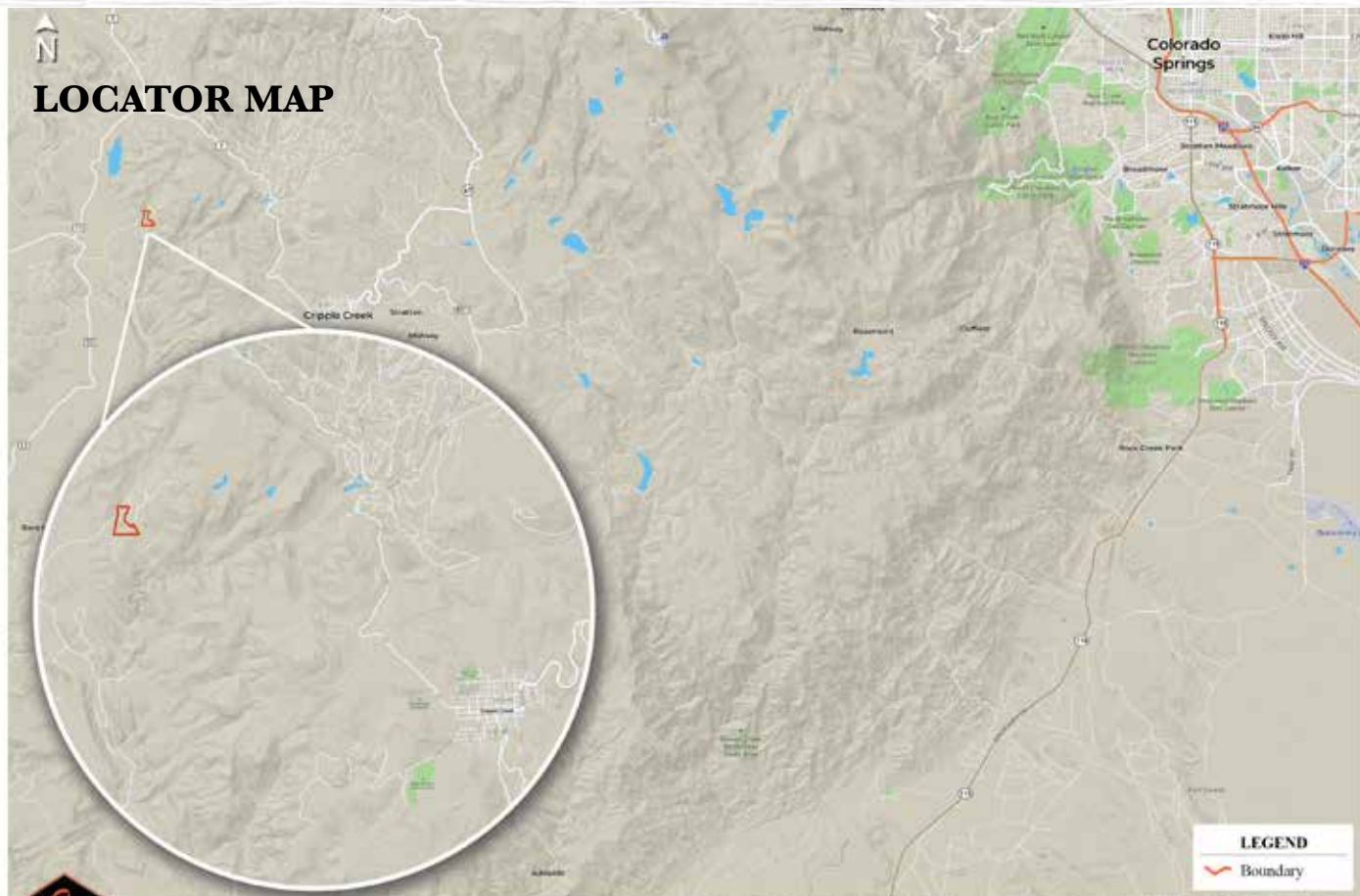
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LOCATOR MAP



Canyon Heights Lodge
Florissant, CO | 35± acres

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P.O. Box 700 Windsor, CO 80550

855-711-7577

Info@SJSportingProperties.com

www.SJSportingProperties.com

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