



MLS#: **6425628** CDOM:
 Status: **Incomplete**
 Price: **\$1,599,000** 1st Right of Refusal:
 LP/SF: **\$300**
751 County Road 5 County: **Fremont**
Canon City, CO 81212 Schedule #: **99922464**
 Sub Area: **Fremont County**

COMMUNITY

Directions: **From Canon City: west on Hwy 50. North on Hwy 9. Right on High Park Rd, Left on County Rd 5. Home is on the left. Look for Brinkley Gulch Sign at the driveway. GPS works well to locate this property as well.**
 School District: **Re-1-Canon City** Grade School:
 Taxes: **\$6,446** Tax Year: **2023**
 Covenants: **No** Complex:

SQUARE FEET

Year Built: **2006** Construction Status: **Existing Home** Estimated Completion Date:
 Total Sqft: **5,333** Floor Plan: **Ranch** Builder Model:
 Finished Sqft: **5,333** Unit Desc:
 Above Grade Sqft: **2,773** Structure: **Framed on Lot**
 Upper Sqft: **2,773** SqFt Source: **Assessor Records**
 Main Sqft: **0** Outbuildings:
 Lower Sqft: **2,560**
 % Lower Fin: **100**
 Basement Sqft: **0** Basement/Foundation: **Walk Out**
 Patio/Deck: Patio/Deck Desc: **Composite, Covered**
 Gar (Parking) #: **3** Gar (Parking) Type: **Attached** Garage Remotes: **3**
 Garage Amenities: **220V, Garage Door Opener, Oversized, Workshop**
 Roofing: **Metal** Window Type:
 Siding: **Stucco**

BATHS

Baths: **4** Rough-Ins:
Bathroom (Full): L Total Upper Bth: **0** Total Full Bth: **2**
Bathroom (Full): M Total Main Bth: **2** Total 3/4 Bth: **1**
Bathroom (3/4): L Total Lower Bth: **2** Total 1/2 Bth: **1**
Bathroom (1/2): M Total Basement Bth: **0**

Master Bath Amenities: **Ceramic Tile, Fireplace, Wood**

ROOMS

Beds Total: **4** Main Level Bed: **Yes** Main Beds: **1** Upper Beds: **0** Lower Beds: **3** Basement Beds: **0**

Bedroom - Master: **M 17x17 Bath Adjoins, Fireplace, Walk-in Closet, Walk-out, Wood**
 Bedroom: **L 14x16 Bath Adjoins, Walk-out**
 Bedroom: **L 12x13 Bath Adjoins**
 Bedroom: **L 16x13 Bath Adjoins, Walk-out, Wood**
 Dining Room: **M 18x13 Dining Area, Fireplace, Wood**
 Family Room: **L 29x25 Fireplace, Walk-out, Wet Bar, See Remarks**
 Kitchen: **M 21x16 Counter Bar, Counter Top-Stone, Gourmet, Island, Walk-out, Wood**
 Living Room: **M 17x25 Fireplace, Great Room, Wood**
 Office: **M 13x13 Fireplace, Wood**

OTHER FEATURES

Fireplaces: **Gas, Lower, Main, Three, Upper, Wood**
 Entry: **Ceramic Tile, Double Doors**
 Floors: **Natural Stone, Wood**
 Misc. Items: **Breakfast Bar, High Speed Internet Avail., Horses (Zoned), Hot Tub/Spa, Kitchen Pantry, Wet Bar, Window Coverings, Work**
 Appliances: **220v in Kitchen, Dishwasher, Double Oven, Dryer, Gas Grill, Gas in Kitchen, Microwave Oven, Range Top, Refrigerator, Self Cleaning Oven, Trash Compactor, Washer**
 Laundry Facilities: **Main**
 Extras: **Much of the furnishings could be negotiated outside of the sales contract including the games on the lower level and the hot outside the master suite. Bar stools upstairs and downstairs, Washer, Dryer,**
 Exclusions: **Sellers personal property**

LOT

Legal Description: **LOT 2 AN AMENDED REPLAT OF PARCEL B OF PIZZUTO PARCELS REF FROM 999-20-062**
 Restrictions: **None**

Zoning: **AF, UNKNOWN** Zoning Entity:
Acres: **156.00**
Lot Sqft: **6,795,360** Lot Location:
Lot Desc: **360-degree View, Hillside, Mountain View, Rural, Sloping, View of Pikes Peak, View of Rock Formations**
Driveway: **Paved** Alley:

UTILITIES AND ENERGY

Well Total: **1** Well Permit: **Yes** Well Permit #: **261750**
Well Type: **Domestic**
Heating: **Hot Water, Passive Solar, Propane**
Cooling: **Ceiling Fan(s)**
Existing Water: **Well**
Sanitation: **Septic**
Existing Utilities: **Electricity, Propane, Telephone**

PROPERTY REMARKS

Property Description Remarks:

Experience the wonders of Colorado with a full panoramic views of Pikes Peak, Collegiate Peaks, and Sangre de Cristo peaks, and be captivated by majestic views from every room in the house. As you walk thru 9' solid oak double doors you will be in awe of this grand home. You will find oak doors throughout and maple cabinets to create a luxurious atmosphere. The gourmet kitchen is equipped with a Sub-Zero refrigerator, Thermador double oven, Wolf range top with Mila vent hood and a trash compactor to provide the perfect space for entertaining large or small groups. There is also a large walk-in pantry for plenty of storage right off the kitchen. The dining room offers space large enough for seating for 12 or more people while enjoying not only those incredible views but the coziness of the great room which features a 2-story moss rock gas fireplace and of course more views. The master suite, on the main level, is the perfect retreat with a double-sided fireplace, dual closets, double vanity, and a huge walk-in shower and a private deck for those quiet times. There is office space (currently being used as a bedroom) on the main level as well as a laundry area. As you walk down the oak tread staircase you will find 3 additional bedrooms all with attached baths -2 rooms walk out to their own patio area. There is additional entertainment space with a full wet bar that includes a refrigerator, dishwasher, and live edge wood top bar. There is a sunken seating area surrounding a grand wood fireplace for gathering around for smaller groups. The flooring on the lower level is all stained concrete with in-floor radiant heat - no cold feet down here. This is a one-of-a-kind home that sits on 156 acres and 5333 SF of living space and almost 3,000 SF of deck to enjoy the expansive views. If you are looking for that place to escape to, this is it! It is only 30 min to Canon City, 15 min to the Royal Gorge and Arkansas River, Colorado Springs and its airport is only 90 min away.

TERMS

Terms Offered: **Cash, Conventional**
Possession Terms: **DOD** Possession Date:
Earnest Money: **\$16000** Title Evidence:
Assumable Loan: **No** Current Appraisal:
Notices: **Not Applicable**
CDOM:

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