

## Panorama at Eagle Mountain

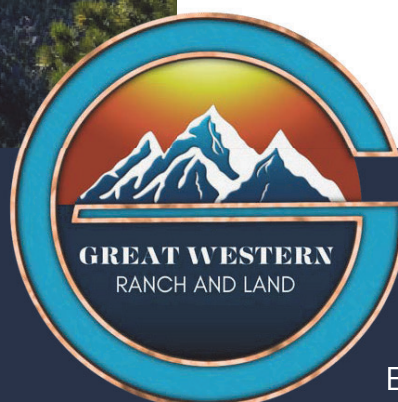
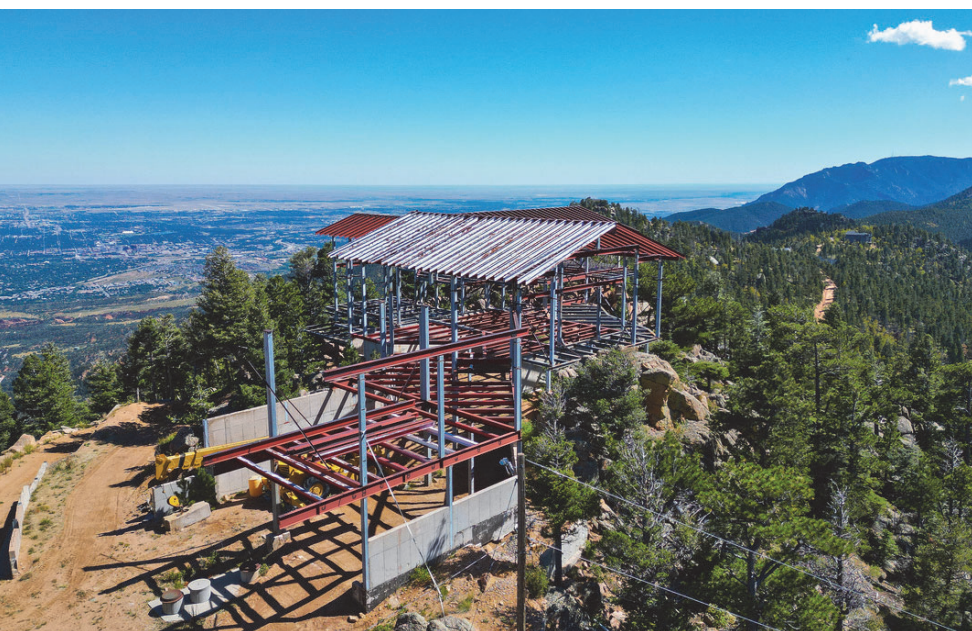
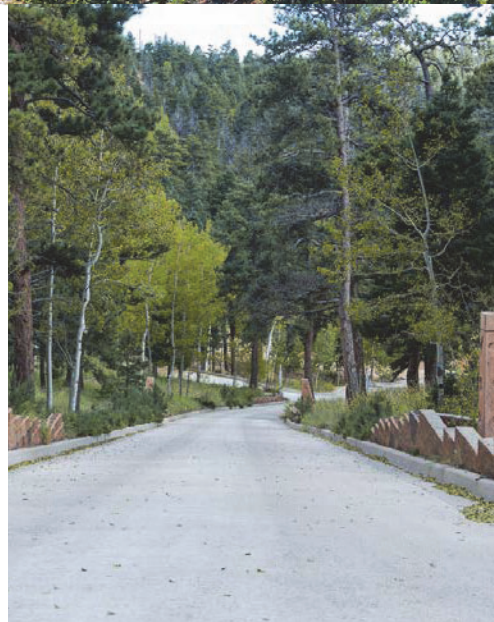
78.21 ± Acres - El Paso County, CO

### PROPERTY HIGHLIGHTS

- **\$ 4,250,000**
- **Taxes \$1,584**
- **No HOA Dues/Covenants**
- **Dedicated Well & Septic System**
- **45' x 120' Quonset Storage Building**
- **360 Degree Views of the Pikes Peak Region**
- **Year Round Gated/Secured access through Crystal Park**
- **Over \$2.0 Million of In-Place Infrastructure and Planning**

Panorama at Eagle Mountain has to be one of the most awe-inspiring properties to be offered in the greater Pikes Peak region. The thoughtfully planned and positioned homesite at the top of Eagle Mountain provides unobstructed 360-degree panoramas of Pikes Peak (America's Mountain), Garden of the Gods, Cave of the Winds, downtown Colorado Springs, Manitou Springs, Red Rock Canyon Open Space and easterly views of the vast, open plains. If you are seeking the ultimate in privacy, seclusion and views on a property bordering thousands of acres of public lands with limited public access this one is well worth a tour. Access to the property is year round, secured and gated through Crystal Park, however the land itself is outside the boundaries of the HOA so there are no covenants. The Seller had started construction on an ideally situated home that was designed to capture the surrounding views in every direction with large windows and expansive decks along each elevation. The steel structure framing of the home is estimated at 90% complete and a set of architectural plans are available. As designed, the home would include 7,493 square feet of finished living area and a 1,074 square foot attached garage. However, given the existing state of completion, a new owner could easily redesign or expand the floor plan in meeting specific needs. An over-designed septic system has been installed and permitted along with a well (requires re-drilling) and 6,000 gallons of water storage capacity. A 45' x 120' metal Quonset building was constructed below the homesite and just off the main entrance to the parcel. Building features include a free-span design for expansive storage, concrete slab throughout, automated overhead door, exterior lighting, large concrete parking apron, and well and septic system. Both wells are approved to provide service to (3) single family homes, domestic livestock watering and irrigation of up to one acre.

Please contact Brent Hedrick or Manny Trujillo for additional information or to schedule your private showing.



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Eagles Nest Ranch

222.63 ± Acres - Park County, CO



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