

3131 Palmer Ridge Road Larkspur, Colorado

Just two miles off the interstate and conveniently located between Denver and Colorado Springs, this 35 acre horse property is a showcase for luxury and comfort.

With Pikes Peak views from multiple rooms, a hot-tub, billiard room, exercise room, and a spacious master suite, you could not find a better location to set down your roots and kick up your feet. You will not lack for comfort or room to entertain family and friends. A large horse barn and a huge equipment shop have room for all of your toys . . . and then some.

Main Level Highlights

- Great room with fireplace
- Kitchen with new granite countertops, hickory cabinetry, GE Profile appliances
- Breakfast nook and formal dining room
- Spacious master suite
- Sun room with hot tub



Home Facts:

- Almost 6,000 finished sq. ft.
- Five bedrooms, five baths
- Central vac, intercom, wired for security
- Large cistern with sprinkler system
- Beautiful landscaping
- Three-car garage
- Radiant heat throughout
- Concrete vault/safe room
- Three patio decks

For Sale by Owners
Ray and Ann Geist
Ray (719) 339-0788 or
Ann (719) 331-4547

Offered at \$1,900,000

See more at: <http://homesandhorsescolorado.com/palmerdividetour.shtml>

Lower Level Highlights

- Wet bar with refrigerator
- Home theater stays with buyer
- Billiard room
- 4 bedrooms & 3 baths in lower level
- Garden level with surrounding patios
- Finished exercise / storage room



Outbuildings:

4-Stall Horse Barn - 3,600 sq. ft.

- Priefert stalls, lots of room for vehicles
- Fully insulated, all steel roof and siding

Workshop - 4,200 sq. ft.

- Insulated & with 150K BTU furnace
- Bathroom, shower & laundry room
- All steel roof & siding

Property Facts:

- 35 acres backing up to 80 acres of forest
- Completely fenced for horses
- Easy commuting to Denver & Colorado Springs
- Large cistern with sprinkler system

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