

BAR 5L RANCH

8555 Rope Horse Point
Black Forest
Colorado Springs, Colorado



Welcome to the Bar 5L Ranch! This 40-acre northern El Paso County ranch is a horse-lover's dream with outstanding facilities and breathtaking views of the Front Range - from the Sangre de Cristo Mountains to the peaks north of Denver.

The ranch features a 5,900 Sq. Ft. Ranch-style house, a seven-stall barn and an indoor arena. The property includes a grazing pond, separate fenced areas for cattle and horses, an outdoor roping arena, a cattle shed and plenty of pasture. Two additional 20 acre properties (including outdoor arena on the North 20 acres) adjoin the main ranch and are available as well.

Main Level Highlights

- Great Room with Vaulted Ceilings, Stone Fireplace and Built-ins
- Office / Study
- Kitchen Fit for Family and Friends
- Warm Master Retreat with Six-Piece Bath
- Guest Suite Feels Like a Bed & Breakfast
- Formal Dining



Home Facts:

- Built in 2003
- Partially Covered Deck with Trex® Planking & Powder-Coated Rails
- 11 Zones of Hot Water Heat
- 1,300 Sq. Ft. 4-Car Garage
- Knotty Alder Cabinetry
- Surround Sound
- Central Air Conditioning

Call Susan for price, or go to Realtor.com

Susan Lauria is a licensed Colorado Broker Associate & owner/agent of this listing

Susan Lauria
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7075 CAMPUS DRIVE, SUITE 200
COLORADO SPRINGS, CO 80920

Lower Level Highlights

- Wet Bar with Refrigerator & Microwave
- Gas Fireplace with Custom Slate Surround
- Pool Table Area
- Media Area with Game / Video Closet
- Two Bedrooms with Two Bathrooms
- Music / Piano Room with Sound Insulation
- Large Unfinished Area for Storage



Outbuilding Highlights

7-Stall Horse Barn - 42 x 84 ft

- 12 x 30 Run-outs, Tack Room, Hay Store

Indoor Arena - 125 x 250 ft

- Roping Chute, Boxes, Alley
- 2-Story Office with PA System
- 1 Million BTU Heating Capacity
- 40 High-Output Lights



Property Facts:

- 80 Acres in one 40-acre and two 20-acre Parcels
- Completely Fenced for Horses & Cattle
- Easy Commuting to Denver & Colorado Springs
- Cattle Shed on North 20 Acre Parcel
- Outdoor Roping Arena on North 20 Acre Parcel
- Large Cattle Pond on 40 Acre Parcel

Buy 40, 60, or 80 Acres - Priced Accordingly



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Five Key Facts:

1. Luxury horse property with all the **fabulous amenities** including **huge indoor heated arena** with office, bathroom & sound system.
2. Beautiful **stucco/stone/timber rancher** with matching **stucco/timber 7 stall barn – Priefert stalls, run-out pens** for each stall, **heated stock tanks**, heated tack room, plenty of storage and tool room.
3. **Heated indoor roping arena** with return alley, cattle pens, roping chutes & boxes, sprinklers, bathroom, office, high output lights, sound system and plenty of parking with lights.
4. Awesome **mountain views** of the Front Range & Pikes Peak; **easy access to Denver or Colorado Springs** - 55 minutes to DIA; 15 minutes to restaurants, shopping, theaters & hospitals in northern C/S.
5. Buy **40, 60 or 80 acres** – separate deeds.

Dimensions:

5,900 Square Feet, plus 1,300 square foot 4-car garage

7-Stall Barn - 42 x 84 plus 12 x 30 runouts

40 Acres with 2 adjoining 20 Acre parcels available for sale, with well

Indoor Arena - 125 x 250 plus loafing sheds and cattle pens

Main Level Highlights:

- Great Room with vaulted ceiling - wood ceiling with exposed beams/timbers, custom carvings
- Two-Story Stone Gas Fireplace with custom built-in cabinets and specialty lighting
- Surround sound system
- Hardwood "random plank" flooring
- Stained trim
- Incredible Kitchen with Center Island & Breakfast Bar
- Slab Granite Kitchen Counters – two sinks
- Knotty Alder Cabinets with custom hardware & accent lighting
- Under cabinet lighting
- Huge walk in pantry
- Stainless Steel appliances – refrigerator, cook-top, convection oven, convection microwave, warming drawer, dishwasher
- Spacious laundry room with Alder cabinets, sink, plenty of counter top space, washer/dryer, coat/storage closet- great views of the Front Range too
- Master Suite with 6-Piece Luxury Bath – huge walk in closet - heated floors
- Welcoming Guest Suite – handicap accessible – F/P, spacious bath and walk in closet
- Formal Dining room with coffered ceiling – custom faux painting and etched French-doors
- Executive Study / Office
- All ceiling height – 9' or more
- 11 zones of hot water heat and central air conditioning

Lower Level Highlights:

- Walk-out with French door to private patio and gardens
- Wet Bar with Alder Cabinets, full size refrigerator & microwave
- Gas Fireplace with Custom Slate Surround
- Pool Table/Game area and Media Area
- Two Bedrooms with walk-in closets
- Two additional Bathrooms
- Music / Piano Room With Sound Insulation
- Large Unfinished Area for Storage or exercise equipment
- Structural wiring for television, internet, alarm
- Recirculating hot water thru-out house
- Paddle fans
- 9' ceilings
- Patio

Outbuilding Highlights:

- 7-Stall Horse Barn - 42 x 84 ft with 12 x 30 Run-outs,
- Heated Tack Room with 9 saddle racks and H/C water & sink , Hay Storage, Priefert stalls with mats
- Indoor Arena - 125 x 250 - return alley, roping chutes & boxes, 2-Story Office with PA System, 1 Million BTU Heating Capacity, 40 High-Output Lights, parking lot with high output lights
- Outdoor roping arena with alley, chutes & boxes – Buford mechanical roping steer, tack room and cattle shed & pen with hydrant and electric for tank heaters
- Multiple pastures for rotation of livestock
- 15 water hydrants

Directions/Cross Streets:

I-25 to HWY 83 East, Right (East) on Hodgen Road, Left (North) on Bar X Road, Continue North on Highland Estates Drive. Turn right (East) onto Ropehorse Point.

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