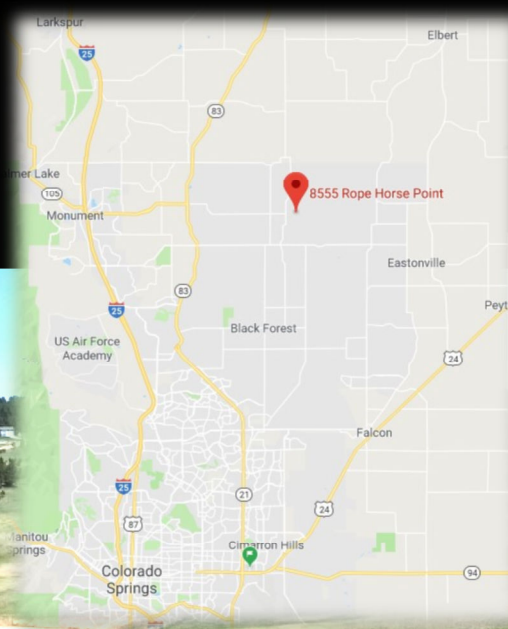


8555 Rope Horse Point

Bar Diamond X Ranch

Colorado Springs, CO 80908

\$1,990,000



Sue Myers, Re/Max Real Estate Group

GRI ABR CDPE SFR CNE

719-209-0364 Cell/Direct

gorgeouscolorado.com



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REAL ESTATE BROKERAGE & AUCTION SERVICES

8555 Rope Horse Point

Bar Diamond X Ranch

Colorado Springs, CO 80908

\$1,990,000

The Bar Diamond X Ranch is a 60-acre property with a beautiful 5,900 sq. ft. ranch-style stucco & stone home. Improvements include: a 7-stall horse barn, large indoor heated arena, & an outdoor arena. The property is a turnkey horse lover's paradise. The house has many extras including: a 1300 square foot, 4-car, heated garage. The porches attached to the house have fantastic views of the Front Range.

A majestic view of Pikes Peak can be seen from almost every part of the property!

Home Features include: Soaring Ceilings with stunning beams and Stone Fireplace and accents *Alder Cabinetry, Granite Counters, Island & Breakfast Bar & Stainless Appliances *Gorgeous Master Bath with Travertine Tile & Vessel Sinks *Radiant heat on main-level *Hot water baseboard on lower-level *Hot/cold water in garage *Central Air Conditioning *Custom paint/faux/tea-stain/hand troweling/stained woodwork *Oil-rubbed hardware *Custom light fixtures *Security system *Whole house surge protectors *Central vacuum *Underground sprinkler system. New roofs on House, Horse Barn, & Indoor Riding Arena!

Property Overview

- ◆ **Year Built:** 2003
- ◆ **4-bedroom, 5-bathroom, 4-car garage**
- ◆ **House Size:** 5,890 square feet
Main: 2,945, Bsmt: 2,945
- ◆ **Lot Size:** 60-acres
- ◆ **Schools:** 38-Lewis Palmer
- ◆ **Elementary:** Ray E. Kilmer
- ◆ **Middle:** Lewis Palmer
- ◆ **High School:** Palmer Ridge
- ◆ **Zoning:** RR-5
- ◆ **Taxes:** \$4,181 for 2018
- ◆ **MLS Number:** 3622265

Equestrian Features: *Horse barn is 42' X 84' with 7 stalls each having 12' X 30' run-outs. *Barn offers hay storage, large heated tack room, heated water system for troughs, tool room, & the floor plan allows vehicles to drive through with electronic garage doors on each end. *Indoor arena is 125' X 250' & has roping chutes, boxes, alley, bathrooms, a water sprinkling system, & forty high output lights. *Attached to the back of the indoor arena are cattle pens, a heated stock tank, 8 water hydrants, & hay storage. *Plenty of lighted parking around the arena & room to turn large trailers around. *Perimeter fenced & cross fenced. *Outdoor arena with roping boxes & chutes.



Please allow 24-hour notice for showing when possible. Please call 719-599-8500 to set showing & Sue Myers after office hours @ 719-209-0364.~

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New roofs installed on Horse Barn, Indoor Riding Arena, & House!



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Co-Listed With:

John Stratman, Broker/Owner, Mason & Morse Ranch Co., LLC
303-912-8807 Cell/Direct

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