

# PROPERTY FEATURES:

30886 COUNTY ROAD 17/21  
ELIZABETH, COLORADO



## PROPERTY OVERVIEW

- Welcome to Discovery Farm—157 gated acres of peaceful escape and working ranch, with unobstructed views of Pikes Peak and the surrounding mountain range.
- Beautifully remodeled mid-century modern residence blending clean architectural lines with modern ease, offering panoramic views, open living spaces, and timeless design.
- Network of guest houses, caretakers' quarters, and utility buildings supports retreat-style or multigenerational living.
- Private, gated entry.
- Water rights convey, providing critical support for pasture and livestock.
- Fully fenced and cross-fenced with beautiful lush pastures.
- Just five minutes from Elizabeth, with groceries and staples close at hand, 25 minutes to Castle Rock, and less than an hour to DIA and Colorado Springs Airport.
- Designed for equestrian use, the facilities include two barns, each with 20+ stalls, plus an 11,000 square foot indoor arena, a 2,800 sq ft. utility building, two outdoor arenas, paddocks, pastures, round ponds, and more.
- Paved roads all the way to the gate, maintained by the county year-round.
- Three well permits: 127368 (domestic and livestock), 20086, & 24854.
- The land features rolling meadows, scattered rock outcroppings, and towering Pines trees.
- No HOA or covenants.
- 2024 Taxes: \$11,870

**To view the video, property website,  
and more photos, visit:**

**[www.30886CountyRoad1721.com](http://www.30886CountyRoad1721.com)**

## RESIDENCE

- Two-story home.
- Square Footage:
  - Above grade: 4,560 sq ft.
  - First floor: 3,720 sq ft.
  - Second floor: 840 sq ft.
  - Finished: 4,560 sq ft.
  - Total: 5,344 sq ft.
- Three bedrooms: main-floor primary, plus two upstairs
- Four bathrooms: primary suite and ¾ bath on main, two private ensuites upstairs.
- Two fireplaces: great room and primary.
- Two-car attached garage with additional storage; 784 sq ft.
- HVAC: forced air heating and cooling.
- Remodeled entirely within the last few years.
- Multiple patios wrap around the home, including covered areas for seamless indoor-outdoor living.

### Great Room

- Expansive windows overlooking Pikes Peak and the rolling pastures.
- Vaulted two-story ceiling with white tongue-and-groove and beam detailing.
- Statement fireplace with granite hearth, with chiseled edge, and rustic log mantel.
- Stunning wide-plank wood floors.
- Striking double-door entry with etched glass and ironwork, opening to a modern metal chandelier.
- Storage with live-edge wood countertop.
- Open riser staircase with under-stair reading nook with additional storage.

## Kitchen

- Spacious with extensive prep and storage space, plus planning desk.
- Massive marble waterfall island and peninsula, with breakfast bar seating.
- 36" Sub-Zero® refrigerator with drawer freezer.
- Wolf® gas cooktop with 6 burners, range hood, and pot filler.
- Wolf® built-in double convection oven, plus Gaggenau® warming drawer.
- Miele® dishwasher.
- Modern Maid® retro pull-out toaster, built-in island (not sure if it works).
- Two soapstone sinks: large undermount farmhouse sink and a prep sink in the island, both with pull-down sprayers and disposals.
- Scullery with Sub-Zero®, 36" each fridge and freezer, second dishwasher, tons of storage, utility sink, laundry, plus access to hallway leading to garage for easy unloading.
- Bright breakfast nook with linear fireplace, surrounded by windows showcasing Pikes Peak and pasture views, plus walk-out access to the covered patio.
- Formal dining area featuring a beautiful chandelier and a built-in buffet storage with live-edge wood countertop.

### Primary Bedroom

- Wall-to-wall windows overlooking the forest.
- Gas fireplace with floor-to-ceiling stone tiles.
- Sliding door to private patio.
- Vaulted ceiling and wide-plank wood floors.
- Dual closets with automatic lighting.
- Wet bar with drink fridge and built-in storage.

## Primary Bathroom

- Spa-style bathroom with heated floors and dual entries, each leading to private vanities and separate walk-in closets.
- Two private water closets, one with a bidet.
- Freestanding bathtub, with hand-held faucet, and wavy tile feature wall with live-edge shelf.
- Walk-in shower with dual glass swing-door entry, marble tile, bench, and five showerheads—including two rain heads and a handheld faucet.
- Two honed marble vanities, with marble tile backsplash, and one with backlit mirror.
- Pocket door, with full mirror, can separate/divide the bathroom.
- Skylight and two modern light fixtures.

## Den/Study

- Wall of windows overlooking the pasture, with walk-out access to the front patio.
- Vaulted ceiling with ceiling fan.
- Built-in storage and entertainment nook.
- Board and batten accent wall with perimeter book ledge.
- Large closet with ample storage.
- Crawl space access.

## Bathroom

- Beautifully updated with modern finishes.
- Glass-enclosed shower with sliding door, and glass tile backsplash adds texture and style.
- Natural wood vanity with vessel sink and floating storage drawer.
- Glass tile backsplash adds texture and style.

## Upstairs Loft & Bedrooms

- Two spacious bedrooms, with sitting areas, both with private ensuite bathrooms.
- One of the best views in the house is from the glass-enclosed staircase.
- Loft with two built-in beds with storage.

## RED BRICK GUEST HOUSE

- Two-story residence with partial basement.
- Square Footage: 4,017 sq ft. finished; 4,793 sq ft. total; 776 sq ft. basement.
- 7 bedrooms, 4.5 bathrooms.
- Three fireplaces.
- The first floor consists of a front entryway, two living rooms, kitchen, laundry room, three bedrooms, two full bathrooms, and a half bathroom.
- The second floor features four bedrooms and two full bathrooms.

## ADDITIONAL LIVING STRUCTURES

- 531 sq ft. log cabin
- 952 sq ft. manufactured home
- Additional mobile home.
- Apartment in barn.

## BARN ONE/INDOOR ARENA

- 11,250 sq ft. indoor arena.
- 8,778 sq ft. barn, with 24 stalls and heaters.
- 20,028 total sq ft.
- 1,200 sq ft. covered lean-to with 8 runs.
- Tack room, plus 3 wash stalls.
- One bathroom, plus lounge area.
- 4 sliding barn doors.
- Ceiling height ranges from 10 to 14 feet.
- Utilities: electricity, water, septic system, and propane.

## BARN ONE/INDOOR ARENA (CONT.)

- Utilities: electricity, water, septic system, and propane.
- Metal roof, replaced in late 2024/2025
- Construction: Class D-Pole; concrete slab on grade, wood frame, exterior walls wood siding, interior walls metal panels.
- Flooring: concrete, dirt, tile.
- Built in 1999.

## BARN TWO

- 5,594 sq ft. with 24 stalls.
- One bathroom.
- 2 sliding barn doors.
- Ceiling height 10 feet.
- Utilities: electricity, water, septic system.
- Metal roof, replaced in late 2024/2025
- Construction: Class S; concrete slab on grade, metal frame, exterior walls metal panels and wood siding, interior walls metal panels and wood.
- Flooring: concrete.
- Built in 1989.

## UTILITY BUILDING

- 2,855 sq ft.
- Hay and equipment storage.
- Ceiling height 14 feet.
- Utilities: electricity.
- Metal roof, replaced in late 2024/2025
- Construction: Class D-Pole; concrete slab on grade, wood frame, exterior walls metal panels, interior walls wood/metal panels.
- Built in 1997.

## WATER RIGHTS

- The existing wells, permit numbers, and permitted amounts and uses are:
- Permit No. 127368.
  - 15 g.p.m. , up to three acre-feet per year withdrawal.
  - Domestic and livestock.
  - 342' deep (Upper Dawson), drilled in 1982.
  - Supplies the main house and auxiliary buildings.
- Permit No. 20086
  - 10 g.p.m.
  - Stock watering use.
  - 130' deep (alluvial), drilled in 1964
- Permit No. 24854
  - 15 g.p.m.
  - Domestic use
  - 160' deep (alluvial), drilled in 1965
- We do not have any current information on the wells' condition or production rates. These are all exempt wells.
- Additional water rights convey, providing critical support for pasture and livestock.

## ZONING

- Zoning type: A - Elbert County
- Allowed uses include farming; greenhouse; hemp production; ranching/livestock; greenhouse or nursery; boarding, breeding, and training animals; family child care (1-6 children); public or private schools; religious institution; public service/civic uses; open space; park/recreation area; single-family dwelling; manufacture home; accessory enclosure; home occupation; shooting.



# BOUNDARY OUTLINE MAP

LIV | Sotheby's  
INTERNATIONAL REALTY

30886 COUNTY ROAD 17/21, ELIZABETH, COLORADO | 157 ACRES



\*Property map is a visualization for marketing purposes only. Buyer should verify property boundaries.

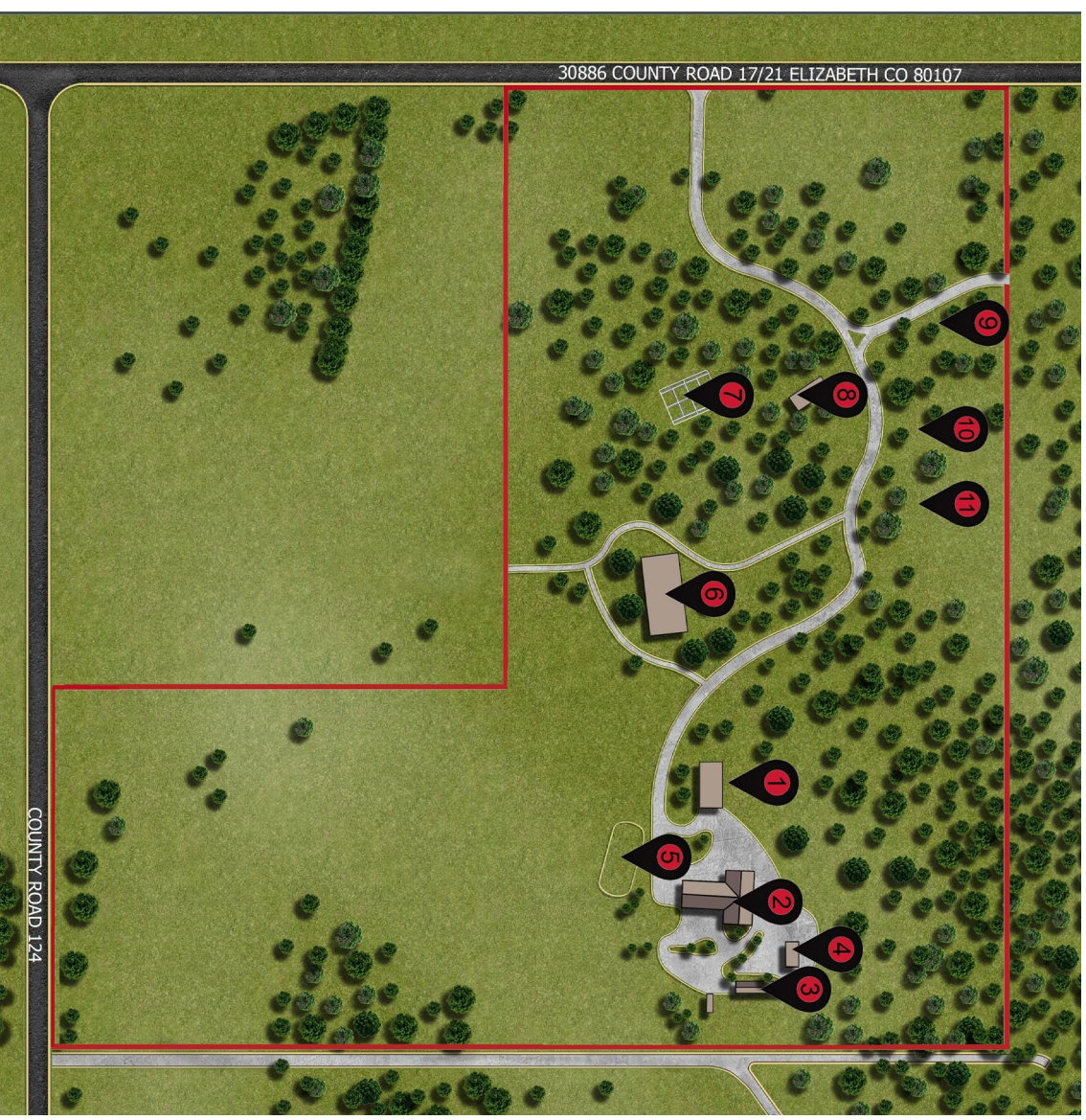


# PROPERTY MAP

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## LEGEND:

1. Main House
2. Barn One/Indoor Arena
3. Barn Two
4. Utility Building
5. Outdoor Arena one
6. Outdoor Arena Two
7. Tennis Court
8. Red Brick House/Cottage House
9. Mobile Home
10. Barn/Apartment
11. Additional Storage Sheds



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