

\$169,000 - 14764 Columbine Cir, Woodland Park

MLS® #2248237

\$169,000

Bedroom, Bathroom,
Land on 4.24 Acres

Westcreek Lakes, Woodland Park, CO

Ever imagine building your dream home with 360 degree views? Welcome to the highly desired Westcreek Lakes Community! Colorado Land like this is rare, few and far between and does not come available often. This large 4.24 acre lot sits perched above Pine Lake with stunning, unobstructed views of Thunder Butte, Sheep Nose, Pikes Peak and Signal Peak. The back portion of the lots border Pike National Forest. Short ATV ride, walk or drive to the neighborhood lake. Ready-to-Build Lot with a fully paid well water tap and two availability fees (@20k). The additional availability fee guarantees another tap into the community well if new owner desires. Electricity is in close proximity to the lot line. Main road to Westcreek Lakes is county maintained making for easy access to the lot and future home all year round. This is one of the last few Colorado lakes that allow for swimming, kayaking & paddle boarding, fishing (stocked annually) and non-motorized water sports that can be used by residents. This area is a local haven and hot spot for miles and miles of endless and spectacular ATV riding, dirt biking, hiking and Jeeping trails; hundreds of miles of trails to explore. Love fly fishing? World class fly fishing on the Platte River just minutes away too! Watch our video to get a better idea of the property layout and what life is like in Westcreek:
<https://listings.thedenvercreativegroup.com/videos/a7b0bd80-513f-46e1-b3da-b65b9fb02e3c>.
Property is now a Woodland Park address for



postal reasons only, formerly a Sedalia address. Please pay close attention to the directions. It is about 14 miles north of Woodland Park off Hwy 67 between Woodland Park and Deckers. Westcreek Lakes does not have an HOA but it does have a Water District. Fee is \$540/year for each water tap; discounted to \$500 if paid in January. Good internet/WIFI once connected. There are 3 lots included in the 4.24 acres; Lot 15 - R0155221, Lot 14 - R0155889 and Vacant Lot R0150720.

Essential Information

MLS® #	2248237
Price	\$169,000
Acres	4.24
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	14764 Columbine Cir
Area	Woodland Park
Subdivision	Westcreek Lakes
City	Woodland Park
County	Douglas
State	CO
Zip Code	80863

Amenities

Utilities	Electricity Available, Propane, Cable Available
Garages	None
View	Mountain(s), Foothills View, Plains View, Water
Is Waterfront	Yes
Waterfront	Abuts Pond/Lake

Exterior

Lot Description	Wooded, Level, Rolling Slope, Sloped, Rock Outcropping, Abuts National Forest, Mountains
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School Information

District Douglas RE-1

Additional Information

Days on Market 113

Zoning ER

Listing Details

Listing Office Madison & Company Properties

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