

\$1,349,000 - 7600 Patrick Trl, Elizabeth

MLS® #4803049

\$1,349,000

5 Bedroom, 5.00 Bathroom, 3,205 sqft

Residential on 35.12 Acres

foxwood, Elizabeth, CO

HORSE PROPERTY with Income potential!
Paved roads bring you home to a circle drive that access home & horse barn. Empty nester floor living with fantastic views from every window. Newly renovated spaces create bright, open and airy feel surrounded by unobstructed views of Pikes Peak to the Flat Irons. Open concept efficient design creates an intimate place to gather at the fireplace or balcony with family and friends, overlooking horse pasture and mountain views. The walk out basement apartment has a separate kitchen, laundry, 2 beds, Jack and Jill bath and private patio, designed for split living with guests, elder parents, older children or an income producing renter. The fields are fantastic soil that drains and melts easily, allowing your horses to have turnout YEAR ROUND. The arena drains well so you can ride even after a heavy snow. The turnout shelters and overhangs allow for carefree turnout no matter the weather. The trail system gives you versatility so your riding is not limited to the arena, you can adventure through the neighborhood bridle trails. AG water well allows you to legally keep your animals at home. High ceilings create natural light and fresh air. There are 6 stalls with 8 possible, all with overhangs and runs, Nelson heated waterers plus 3 turnout paddocks with shelters that can be opened to large fenced pasture. A perfectly appointed tack room next to hot and cold water wash rack, large aisle and a lovely porch create a great place to relax, tack up



and ride. Make your farrier happy as well with paved access to the barn. Rent the barn, or the apartment or both. The entire operation could easily be converted to dog kennels for boarding, breeding, training or grooming business. No mud on your tires here. All of this is just 12 miles to Southlands Mall 30 minutes to the airport, close to Parker, the Colorado Horse Park with LOW ELBERT COUNTY TAXES.. Desirable Elizabeth schools bus stops at your corner. This Horseman's paradise is waiting

Built in 2016

Essential Information

MLS® #	4803049
Price	\$1,349,000
Bedrooms	5
Bathrooms	5.00
Full Baths	1
Half Baths	1
Square Footage	3,205
Acres	35.12
Year Built	2016
Type	Residential
Sub-Type	Residential-Detached
Style	Chalet, Ranch
Status	Active

Community Information

Address	7600 Patrick Trl
Area	Elizabeth
Subdivision	foxwood
City	Elizabeth
County	Elbert
State	CO
Zip Code	80107

Amenities

Utilities	Electricity Available, Propane
Parking	Oversized
# of Garages	2
Garages	Carport

Interior

Interior Features	Eat-in Kitchen, Open Floorplan, Pantry, Jack & Jill Bathroom, Kitchen Island
Appliances	Self Cleaning Oven, Dishwasher, Refrigerator, Microwave, Disposal
Heating	Forced Air, Baseboard
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Insert, Family/Recreation Room Fireplace, Single Fireplace
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Windows	Skylight(s), Double Pane Windows
Roof	Other
Construction	Stucco
Foundation	Slab

School Information

District	Elizabeth C-1
Elementary	Singing Hills
Middle	Elizabeth
High	Elizabeth

Additional Information

Days on Market	212
Zoning	A

Listing Details

Listing Office	Engel & Voelkers Castle Pines
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