

# \$200,000 - 3135 Angel Terrace, Colorado Springs

MLS® #6721244

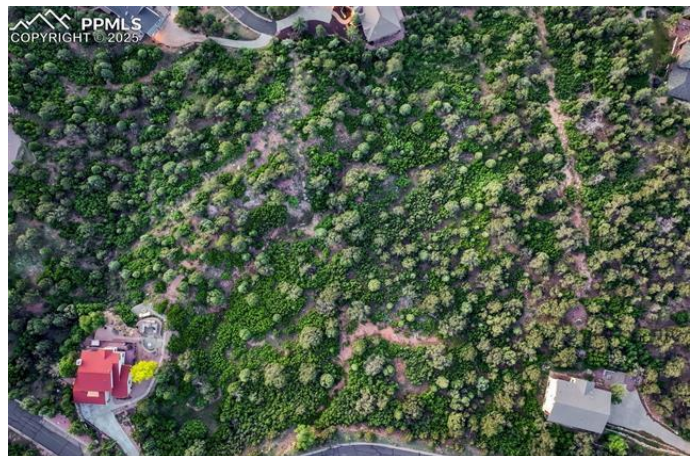
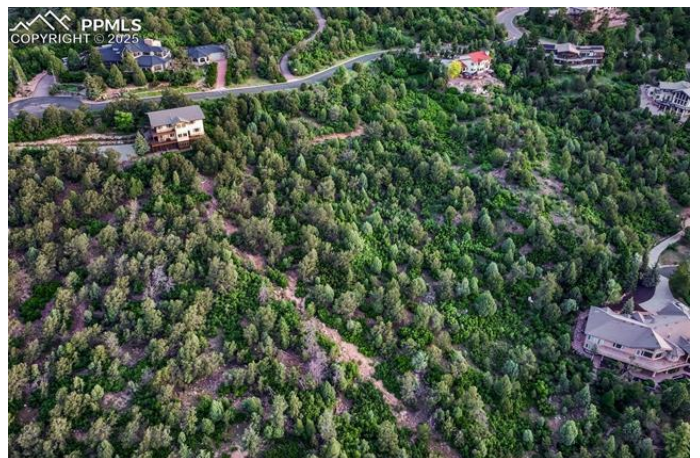
**\$200,000**

Bedroom, Bathroom,  
Land on 1.32 Acres

Cedar Heights, Colorado Springs, CO

Welcome to this rare opportunity to build in one of Colorado Springs's most sought-after neighborhoods! Build your dream home on one of the most stunning view lots in Colorado Springs. This 1.32-acre parcel sits in the exclusive, 24/7 gated community of Cedar Heights, offering unmatched privacy, security, and breathtaking views of downtown, Cheyenne Mountain, and Garden of the Gods.

Enjoy a lifestyle defined by nature and luxury! Step outside your future home and into a world of wildlife, hiking trails, rock climbing, and biking adventures, all while being only 10 minutes from Old Colorado City and downtown shopping, dining, and entertainment. Also just minutes from Manitou Springs, this gently sloped lot is ideal for a custom luxury home with walkout basement and expansive decks to capture the sweeping vistas. Utilities are near the lot line. Bring your architect, your vision, and your love for Colorado living—this is where your dream home begins!



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 6721244   |
| Price  | \$200,000 |
| Acres  | 1.32      |
| Type   | Land      |
| Status | Active    |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3135 Angel Terrace |
| Subdivision | Cedar Heights      |
| City        | Colorado Springs   |
| County      | El Paso            |
| State       | CO                 |
| Zip Code    | 80904              |

### Exterior

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Lot Description | City View, Hillside, Mountain View, Sloping, Trees/Woods, See Prop Desc Remarks |
|-----------------|---------------------------------------------------------------------------------|

### School Information

|          |                    |
|----------|--------------------|
| District | 14-Manitou Springs |
|----------|--------------------|

### Listing Details

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | LIV Sotheby's International Realty CO Springs |
|----------------|-----------------------------------------------|



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