

\$769,995 - 11785 Milam Road, Colorado Springs

MLS® #9276904

\$769,995

5 Bedroom, 2.00 Bathroom, 1,895 sqft

Residential on 9.62 Acres

None, Colorado Springs, CO

Exceptional 9+ Acre Black Forest Retreat with
Endless Possibilities

****Discover your own private sanctuary****
nestled among towering Ponderosa Pines on
this spectacular 9+ acre estate in the coveted
Black Forest. This remarkable property offers
the rare combination of pristine natural beauty
and unlimited potential.

The Land - Your Canvas for Dreams

- ****Mature Ponderosa Pine forest**** creating a cathedral-like canopy
- ****Dramatic canyon feature**** stretching across the rear boundary
- ****Wildlife corridor**** where deer, elk, and forest creatures roam freely
- ****Over 9 acres**** of Colorado's most sought-after terrain

The Opportunity

The existing 5-bedroom residence presents a ****blank slate for your vision**** - whether you choose to renovate this solid foundation or design your dream home from the ground up among these majestic pines. The current home features:

- ****Flexible floor plan**** with 3 upstairs and 2 main-level bedrooms
- ****Dual wood-burning stoves**** for authentic mountain ambiance
- ****Expansive 19' x 16' all-season addition**** perfect for entertaining
- **** Septic system replaced 2 years ago ****



(cleaned and inspected)

Practical Advantages

- **Oversized steel garage building** ideal for vehicles, workshop, or storage
- **Multiple outbuildings** for equipment and recreational gear
- **Convenient location** - close to shopping, dining, and entertainment
- **Easy access** to I-25, Colorado Springs Airport, and medical facilities

The Black Forest Lifestyle

Escape to your own piece of Colorado paradise where **peace and tranquility** aren't just words - they're your daily reality. Whether you're seeking a weekend retreat, planning your forever home, or envisioning a spectacular custom build, this property offers the foundation for extraordinary mountain living.

This is more than real estate - it's your gateway to the Colorado dream.

Built in 1953

Essential Information

MLS® #	9276904
Price	\$769,995
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,895
Acres	9.62
Year Built	1953
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	11785 Milam Road
Subdivision	None
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80908

Amenities

Utilities	Electricity, Natural Gas Connected
# of Garages	2
Garages	Oversized

Interior

Appliances	Dishwasher, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Attic Fan
Fireplace	Yes
Fireplaces	Free-standing, Stove
# of Stories	2
Stories	2 Story

Exterior

Exterior	Brick
Lot Description	Sloping, Trees/Woods, See Prop Desc Remarks, Rural
Roof	Composite Shingle
Construction	Existing Home
Foundation	Slab

School Information

District	20-Academy
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Additional Information

HOA Fees	0.00
HOA Fees Freq.	Not Applicable

Listing Details

Listing Office	Schur Success Realty & Auction, LLC
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