

REFERENCE NUMBER: TLCO-3769

LOCATION & SIZE

County, State: Teller County, Colorado

Lot Size: 1.08 Acre

Nearest Town: Florissant

Street Address: 27 Granite Court

Zip Code: 80813

Latitude & Longitude: Center: [38.81500,-105.20580](#)
NW: [38.81530,-105.2060](#)
NE: [38.81510,-105.20520](#)
SW: [38.81510,-105.20630](#)
SE: [38.81440,-105.20560](#)

LEGAL INFORMATION

Legal Description: Cripple Creek Mountain Estates, Unit 6, Lot 1

Parcel Number: 1387.22408001

Account Number: R0008378

Annual Taxes: \$168.00

ACCESS & UTILITIES

Legal Access: Yes

Access Road: Granite Court

Access Condition: County-Maintained, Graded Dirt/Gravel Road

Access Frontage: Road Frontage On Three Sides Of Parcel

Power: At The Lot Line

Phone: Underground Telecom At The Lot Line

Water: Serviced By Mountain Mutual Water Co.

Sewer: By Septic or Alternative

ZONING & RESTRICTIONS

Zoning: R-1 Residential ([Click Here](#))

HOA: Yes, Cripple Creek Mountain Estates POA

Covenants, Conditions & Restrictions: Yes ([Click](#))

Annual Dues: \$300.00

Time Limit On Building: 12 Months From Ground-Breaking

TITLE INFO

Title: Free & Clear

Liens and Encumbrances: None

Mineral Rights: None

Recent Survey: None

Title Insurance: Yes - Insured Through Empire Title of Colorado

Conveyance Document: Warranty Deed

Suggested Type Of Closing: Title/Escrow

Doc Prep Fee: Waived

HELPFUL LINKS

Teller County Assessor's Office (719) 689-2941 ([Click Here](#))

Teller County Planning Department (719) 686-5414 ([Click Here](#))

Cripple Creek Mountain Estates, POA (719) 689-2549 ([Click Here](#))

Core Electric Cooperative (800) 332-9540 ([Click Here](#))

Black Hills Energy (888) 890-5554

Cripple Creek Mountain Estates, ACC ([Click Here](#))

Colorado Mountain Estates, FB Page ([Click Here](#))

Colorado Division of Water Resources (303) 866-3581 ([Click Here](#))

Beginners Guide To Well Permits ([Click Here](#))

NEARBY TOWNS

Cripple Creek: 7 Miles (15 min)

Florissant: 15 Miles (24 min)

Woodland Park: 27 Miles (39 min)

Colorado Springs: 45 Miles (1 h 2 min)

Breckenridge: 87 Miles (1 h 49 min)

Denver: 115 Miles (2 h 6 min)

Boulder: 141 Miles (2 h 28 min)

NEARBY ATTRACTIONS

Florissant Fossil Beds ([Click Here](#))

Colorado Wolf & Wildlife Center ([Click Here](#))

Raspberry Mountain ([Click Here](#))

Mueller State Park ([Click Here](#))

Spinney Mountain & Spinney Mountain Reservoir ([Click Here](#))

Eleven Mile State Park ([Click Here](#))

Antero Reservoir ([Click Here](#))



Pike's Peak ([Click Here](#))

Whitewater Adventure Outfitters ([Click Here](#))

