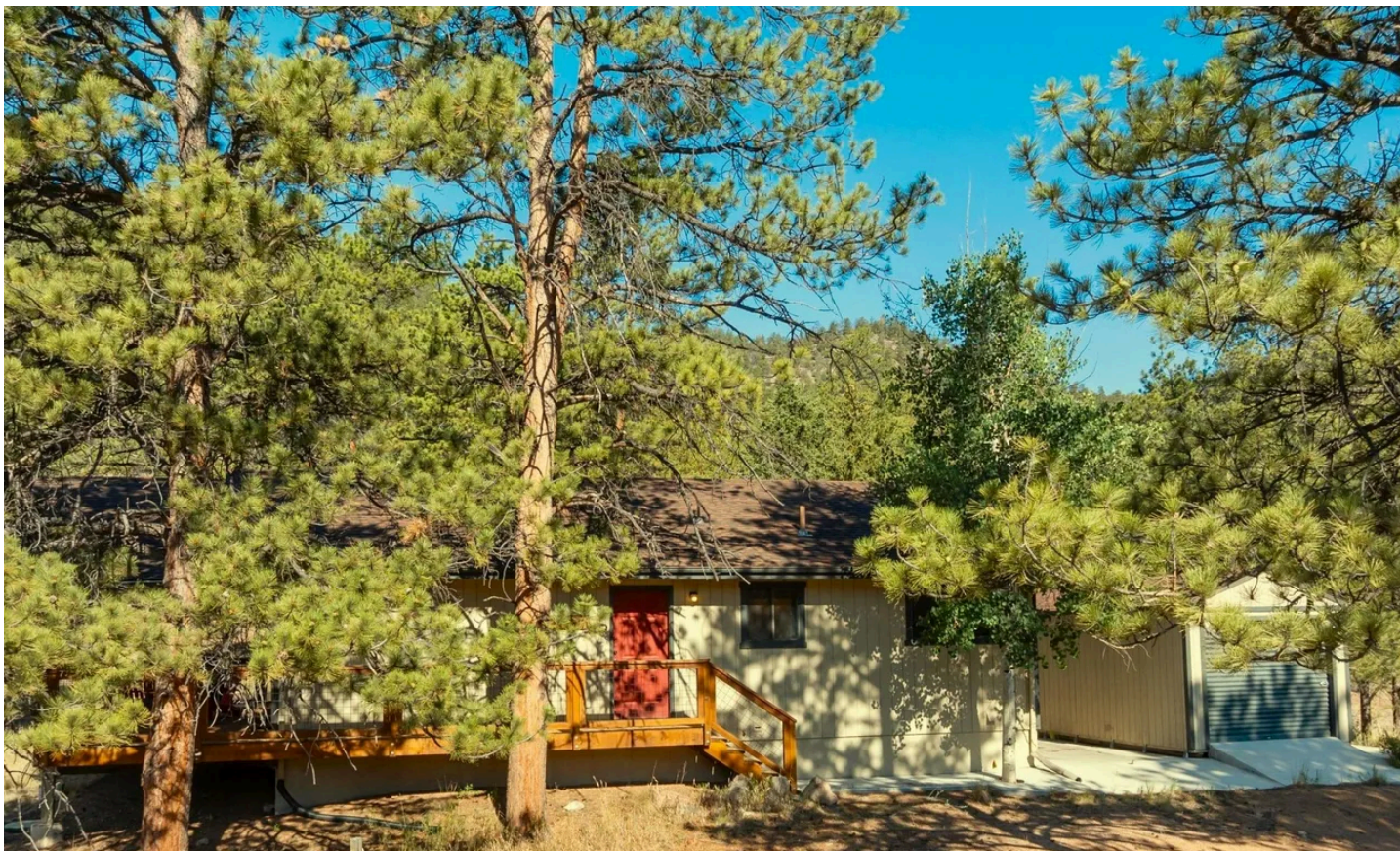


Colorado's hidden gem
62 White Trail
Lake George, CO 80827

\$995,000
0.58± Acres
Park County



Colorado's hidden gem
Lake George, CO / Park County

SUMMARY

Address

62 White Trail null

City, State Zip

Lake George, CO 80827

County

Park County

Type

Residential Property, Single Family, Recreational Land

Latitude / Longitude

39.028 / -105.3509

Dwelling Square Feet

2,400

Bedrooms / Bathrooms

3 / 2

Acreage

0.58

Price

\$995,000



PROPERTY DESCRIPTION

Welcome to Sportsmen's Paradise, a private, mountain gated community offering an extraordinary blend of luxury, recreation and natural beauty.

Residents enjoy exclusive access to 1.5 miles of private fly-fishing on the legendary South Platte River—a premier fishery renowned for its healthy populations of brown and rainbow trout. The community also features six private fishing ponds and a private fishing lake, providing outstanding angling opportunities for all ages and skill levels. On warm summer afternoons, grab a tube and float the river just beyond the community gate. Adventure extends well beyond the river. Thousands of acres adjoining BLM and Pike National Forest offer endless opportunities for hiking, mountain biking, ATV and off road exploration, wildlife viewing and year-round outdoor recreation—all just two hours from Denver. Beautifully updated, this approximately 2400-square-foot mountain home combines Colorado rustic charm with modern comfort. The open-concept great room features soaring ceilings, abundant natural light, and a warm wood-burning fireplace and updated lighting throughout. The kitchen is designed for gathering, offering a large center island, contemporary finishes, generous cabinetry, and seamless flow into the spacious dining area. The spacious primary bedroom provides a peaceful retreat, while the home's well-appointed bathrooms feature attractive, updated finishes. Additional bedrooms offer comfortable accommodations for family and guests. Additional features include a dedicated laundry room, a flexible bonus room ideal for a home gym or office, and expansive covered deck complete with a gas fire pit—the perfect place to relax beneath the pines after a day at the river. A spacious garage/shop offers ample room for vehicles, fishing gear, outdoor equipment and workshop space. Properties in Sportsmen's Paradise rarely become available. This is a unique opportunity to own a beautiful updated mountain home in one of Colorado's most sought-after private recreation communities.

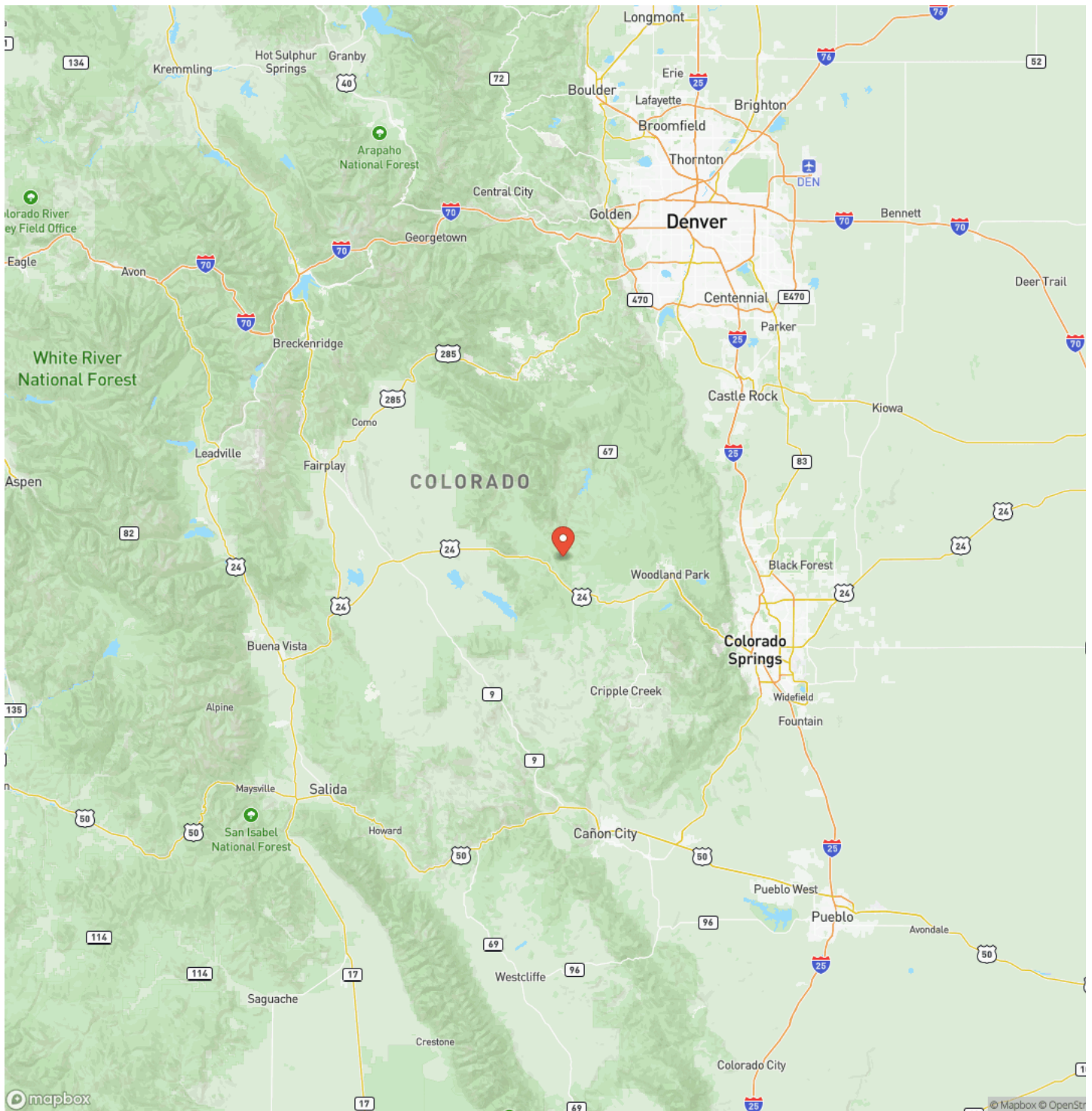
Colorado's hidden gem
Lake George, CO / Park County



Locator Map



Locator Map



Satellite Map



Colorado's hidden gem

Lake George, CO / Park County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bob Register

Mobile

(719) 686-8744

Email

bregester@mossyoakproperties.com

Address

844 Beaver Pond Drive

City / State / Zip

Divide, CO 80814

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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