

# Call For a Private Showing... 719-283-9098

MLS: 2779943  
Price: \$850,000  
Bedrooms: 4  
Bathrooms: 4  
Square Feet: 2983



## 12955 Lariat Circle Elbert CO 80106

This 3000 sq ft home was custom built by a local Colorado engineer retired from the staff at the Air Force Academy. There are numerous entertainment-oriented features, including 4 bedrooms, 4 baths, a spacious island kitchen, a family room with a colonial wood burning stove, a multi-level deck, a full-size basketball court, and a front porch in full view of pike's peak.

The lower level was originally designed as a self-sufficient mother's apartment with a bedroom, bathroom with a washer/dryer, family room, and hookups for a full kitchen. There is also a private entrance and a designated driveway.

Additionally, a second 2300 sq ft 2 story residential building is newly constructed (2016), fully finished with gas forced air heat and a bathroom. The building is currently used as a home-based business with an office and a lab which can easily be used as a guest house or a rental.

All this and more is situated on a private 5-acre lot in a residential-agricultural setting.

Major shopping and restaurants are within a 12-minute drive. St. Francis Medical Center and Memorial North Hospital are within a 22-minute drive.

Highly desirable falcon area schools and several charter schools are less than a 10-minute drive.



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