

LOCATION

This handsome three-level log home is located on the banks of a 100± acre private lake only 60 miles southwest of Denver via Hwy. 285, 2 miles east from the summit of Kenosha Pass at the end of County Road 58.

PROPERTY

Lot #10 consists of approximately 2.8 acres and extends from the lake in the front to the Pike National Forest in the back. Linger Lake is a 100± acre private lake that has been operated as the Kenosha Trout Club since the 1920's. There are a total of 32 cabins around the lake, which constitutes the membership of Club. The Club has controlled access via locked gate and a 24/7 caretaker. The property is totally surrounded by the Pike National Forest.

IMPROVEMENTS

Built in 1991, this custom log home offers three levels consisting of 2,950± sq. ft. with 4-bedrooms and 4-bathrooms. The cabin is constructed with 18-inch diameter exterior logs. There's also a separate clubhouse/boathouse at the water's edge, which is conveniently reached by a covered walkway. There are extensive and spacious redwood decks, perfect for entertaining or simply enjoy the outstanding views. A hot tub overlooks the lake from the deck. There is a detached 1-car garage w/ opener that is part of the boathouse/clubhouse. Above the main house is a 28'x32'± newer-built garage, which houses the numerous ATV's and snowmobiles.

MAIN RESIDENCE

MAIN LEVEL: There is a two-story entry with cathedral ceiling and flagstone floor. The living room has a large moss rock fireplace with the likeness of a bear fashioned of stone in the center, exquisite fire shield. There are wood plank floors. The dining room has extensive windows, wood plank flooring, antique style chandelier fashioned from deer horns. The kitchen is equipped with a Viking commercial 4-burner range, custom stainless steel vented hood, dish washer, recessed refrigerator/freezer, 2-compartment sink set in flagstone countertops, slate backsplash, custom cabinetry throughout, wrap-around flagstone-topped serving and snack bar. The pantry has a wine refrigerator. A guest bedroom has wood plank flooring, ornamental wall-mounted deer lamps, closets. The bathroom has a flagstone counter, custom-built vanity, shower and toilet.

UPPER LEVEL: Open log staircase from main level w/ skylight. Master bedroom/study has open cathedral ceiling, rock fireplace matching main level, French doors to upper deck. There is a dressing area with closets. The master bath has flagstone countertop, custom-built vanity, and tiled steam shower w/ two seats. The guest bedroom also has access to the 2nd flr. deck via French doors. The guest bath has flagstone -covered vanity, tiled shower, toilet.

LOWER LEVEL: Billiard Room and parlor have antique, wood burning stove on flagstone hearth and walls of beetle-kill pine. The guest bedroom has large closet

w/ storage and will accommodate two double beds. The bath has flagstone countertop w/ vanity, tub/shower, toilet. There is a laundry room with washer/dryer, sink and countertop for folding. The home's state-of-the-art six-zone glycol radiant heating system originates from the laundry room.

CLUBHOUSE (Men's Bar): Reached from the main residence by a covered deck, men's bar has wood plank flooring, beetle-kill pine walls and ceiling and classic wood burning stove on flagstone hearth. Deck w/ table overlooks lake. Directly beneath is 1-car garage and boathouse w/ electric boat launch.

UTILITIES

IREA Electric; telephone Qwest/CenturyLink; water, 200' well, sewage, septic system w/ lift pump to leach field.

2010 TAXES: \$3,834

TROUT CLUB MEMBERSHIP

Kenosha Trout Club membership not included in sales price. Membership is a one-time fee of \$25,000 and quarterly dues of \$750. Total of 32 members. See broker for further information, bylaws, rules and regulations.

PRICE

\$950,000. The property is being sold fully furnished including various animal heads, three ATV's, two motorcycles, six snowmobiles and fishing boat w/ 20hp motor. See inclusions & exclusions list.

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This luxury cabin is located on the banks of a 100± acre private trout lake only 60 miles southwest of Denver via Hwy. 285. Completely surrounded by the Pike National Forest, first-class fishing, privacy, recreational opportunities and luxury accommodations are just a short drive from the city.





Gourmet Kitchen



Clubhouse (Men's Bar)



Looking West at the Property



Deck above Boathouse



Billiards Room



ATV-Snowmobile Storage Shed



View from the Covered Walkway



Main Fireplace



Living Room



Master Bedroom



Upstairs Guest Room



Main Floor Guest Room



Fireplace in Master Bedroom



Downstairs Guest Room

