

1636 Lakemoor Dr, Florissant, CO 80816

Hospitality – Short-Term Rental | Offered at \$1,200,000

## Investment Summary

Occupancy	80%
Average Nightly Rate	\$333.27
Gross Annual Revenue	\$97,314

## Property Details

Bedrooms: 4

Bathrooms: 4 (2 Full, 1 Three-Quarter, 1 Half)

Total Rooms: 5 (4 Guest + 1 Suite)

Year Built: 1890

Renovation: Updated

Building Size: 4,346 SF

Lot Size: 13.84 Acres

Garage: 3-Car Attached

## Layout Overview

**Main Level:** Kitchen (walk-out), Dining Room (walk-out), Living Room (fireplace, natural wood, walk-out),

Bedroom, Office

**Upper Level:** 3 Bedrooms, including Master Suite w/ 5-piece bath

**Basement:** None (built on grade)

## Additional Features

- Scenic mountain views and privacy
- Borders BLM land with stream
- Propane heating, well and septic
- Zoned for horses, RV parking, and workshop

## Unbranded Property Website:

<https://view.spiro.media/order/7e267604-a41f-41f8-95ad-84534a5f310a?branding=false>

## Listing Agent

Mike Kenney

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