

## Additional Information for 549 Mohawk Heights, Florissant, Colorado

### Land Features

- 1 Home sits on 35 acres, predominately wooded, surrounded by 35 and 70 acre lots
- 2 No HOA/LOAs. Road maintenance fee only (for snow removal) shared by all land owners
- 3 Mohawk Hts is private road with very limited traffic
- 4 Heated floor in basement, garage, and downstairs master bathroom
- 5 Adjacent to Mueller State Park with back access
- 6 Located in Divide Fire District, Florissant Post Office and Address
- 7 Natural Wildlife Habitat
- 8 Large rock outcroppings on property
- 9 Ability to build guest house on property

### Outdoor Features

- 1 Concrete Deck, 600 sq foot, with good southern view of Pike's Peak, with decorative railing
- 2 Thermospa Hot Tub on deck with 99 jets conveys with house
- 3 Outdoor fire pit
- 4 Good outdoor lighting with motion sensor garage light
- 5 Metal Outbuilding with 750 sq ft. concrete floor, and adjacent electricity
- 6 Four columned front porch
- 7 Asphalt garage pad
- 8 Fire Mitigation done around home