

Pikes Peak Region Neighborhoods



Neighborhood Descriptions

Homes in Colorado Springs are designed for year-round “indoor-outdoor” living. The region’s ample sunshine, moderate temperatures, spectacular mountain views and clean air encourage open construction styles. Many homes have vaulted ceilings, sliding glass doors and decks or patios to take full advantage of the sunny weather and scenery.

New homes are being built throughout the metro area. Nearly all areas with land for growth – especially north along the I-25 corridor, west amid scenic foothills, and south and east near the airport – are sites for new residential construction.

The older, more established sections of town offer fine housing as well. Many mature neighborhoods boast shady, tree-lined streets and well-maintained homes. The city’s oldest residential neighborhoods near downtown and near The Broadmoor resort contain hundreds of well-preserved homes built between 1890 and 1920. Victorians, bungalows and other turn-of-the-century styles dominate these popular neighborhoods.

North

Homes north of Colorado Springs range in price from \$300,000 to \$650,000, with an average price of \$418,725. Neighborhoods include:

- **Palmer Lake** – Once a health and resort town, Palmer Lake is located three miles northwest of Monument on Highway 105. Part of the Tri-Lakes community, Palmer Lake features both new homes and those dating back to the turn of the century.
- **Monument** – Also part of the community of Tri-Lakes, Monument was founded in 1871. Located just off I-25, and convenient to both Denver and Colorado Springs, Monument offers a unique combination of suburban growth standards in an area that has retained its rural charm.
- **Wakonda Hills** – This neighborhood is located between Monument and Palmer Lake.
- **Red Rock Ranch** – West of Monument and just south of Palmer Lake, Red Rock Ranch is situated on gently sloping, tree and scrub oak-covered land that forms the foothills of Rampart Range. Large, estate-sized land parcels are available.
- **Shiloh Pines** – Situated on a ridge, and bordered by Pike National Forest to the south, the heavily treed sites of Shiloh Pines are located west of Monument.
- **Woodmoor** – This country club community north of Colorado Springs offers an 18-hole golf course, tennis courts and swimming pool. Properties of less than an acre to 40-acres are available. Lots are heavily treed and have beautiful views of the mountains.
- **Bent Tree** – Located east of Woodmoor, Bent Tree is a new 400-acre development featuring custom building sites of 2-1/2 to 6 acres. The gently rolling, wooded land provides beautiful views of Pikes Peak and the Air Force Academy.
- **Gleneagle** – Across from the north entrance to the Air Force Academy, Gleneagle is a custom home community enjoying a stunning panoramic view of the surrounding mountains. Dotted with scrub oak and gorgeous views of the Air Force Academy and Pikes Peak, the area features the Gleneagle Golf Club with its 18-hole championship golf course, tennis courts and swimming pool. There are also four townhome villages located within the community.

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North (continued)

- **Northgate** – Also east of the Air Force Academy, Northgate is just north of Colorado Springs. This golf-course community offers Front Range views similar to those offered by Gleneagle.
- **Black Forest** – Most of the homes in the Black Forest area are located on approximately five acres and are only minutes away from the “hustle and bustle” of town. Here you find wonderful views of the mountain range, city lights and pine forest. Recreation includes an equestrian center, a 240-acre county park off Shoup and Milam Roads and the 320-acre Fox Run Park off Rollercoaster Road.
- **Fox Run** – Fox Run is a 103-plus acre development 10 miles east of I-25 on Baptist Road. Like other areas east of I-25, it offers breathtaking mountain views.

Other neighborhoods include Forest View, Happy Landing Estates, Kingswood, Pleasant View Estates, Regency Park, Sun Hills, Tall Pine Estates, and Vista Clara Villas.

Northwest

Homes in the northwest neighborhoods of Colorado Springs range in price from \$300,000 to \$700,000, with an average price of \$440,000. Neighborhoods include:

- **Pinecliff** – North of Garden of the Gods Road and west off I-25 is a lovely treed area in the bluffs with fabulous views. The developed area includes the upper reaches of the canyon ridge as well as the valley where homes surround a 300-acre city park that borders Pinecliff on the north and west.
- **Mountain Shadows** – Mountain Shadows, located in the western foothills, is bordered by the Flying W Ranch and Garden of the Gods. It offers larger treed lots with fantastic views of the foothills and close proximity to many high-tech companies. The master plan incorporates an integration of parks and trail systems.
- **Peregrine** – West of Rockrimmon in Peregrine Valley, this area is home to the 500-acre mountain convent of the Sisters of St. Francis, as well as beautiful homes. The Upper Peregrine and Hunters Point areas offer spectacular views of the Front Range and the city.

- **Woodmen Oaks** – North of Woodmen Rd. about one mile west of the I-25 exit is Woodmen Oaks; access to the project is via Woodmen Oaks Drive North. This scenic area features 60-foot sandstone “hoodoos,” or pillars of eroded sedimentary rock.
- **Woodmen Valley** – Situated north of Woodmen Road, Woodmen Valley has county-maintained roads, wells and septic systems (except in Thunderbird Estates and Pine Creek Estates). Lots are considerably larger than usual and horses may be allowed. There is a nice mixture of pine trees, scrub oak and meadows.
- **Holland Park** – Well-established Holland Park is a moderately priced family neighborhood, convenient to major traffic arteries and to the developing high tech corridor along Garden of the Gods Road.
- **Kissing Camels** – Kissing Camels is a prestigious neighborhood overlooking Garden of the Gods. There is a controlled-access entrance, a private country club, and the Garden of the Gods Club. Kissing Camels is home to many established neighborhoods, but there is new construction as well.
- **Oak Valley and Pinon Valley** – Located along Centennial Boulevard, this area features city lots and family atmosphere adjacent to park land. Convenient to Garden of the Gods high-tech corridor.
- **Rockrimmon** – The Rockrimmon area, northwest of I-25 and Rockrimmon Boulevard with its convenient location to many major high-tech employers, offers spectacular scenery and spacious homes nestled along the bluffs.

Other neighborhoods include Comstock Village, Discovery, Point of the Pines, Tamarron, and Twin Oaks.



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Northeast

Homes in the northeast neighborhoods of Colorado Springs range in price from \$250,000 to \$500,000 plus, with an average price of \$315,000. Neighborhoods include:

- **Chapel Ridge** – Chapel Ridge is a north central community of custom homes near Pine Creek Golf Course and Briargate Business Campus. It is easily accessible via I-25 northeast of the Briargate interchange, exit 151. This area features spectacular views of the front range.



Rural homesites, many with acreage, are available a short drive from the amenities of the city.

- **Briargate** – Directly east of I-25 and Academy Boulevard is the master-planned community of Briargate. Briargate's 10,000 acres of planned development features a full scope of housing from single family detached homes to apartments and townhomes with a wide range of styles and prices. Each of the various neighborhoods in Briargate are identified with perimeter fencing and limited road access to provide for safe and pleasant living environments.
- **Pine Creek** - Pine Creek offers 976 acres of rolling hills and plains integrated with the greens of Pine Creek Golf Course. The community consists of single-family, luxury patio and semi-custom homes. A limited number of sites are available for custom built homes.
- **Falcon Estates, Columbine and Brookwood Estates** – These areas are in northeastern Colorado Springs and offer home sites zoned for horses. Water is from wells and sewage is septic. Homes were built mainly in the 1970s. The roads are maintained by the County.

- **Erindale** – Erindale is located on one of the many bluffs, with private treed lots and views of the front range.
- **Charter Greens** – A clean-air community, its 164 homes feature natural gas appliances and conservation landscaping. The community overlooks Pine Creek Golf Club and has incomparable mountain views. East of Hwy. 83, access is via Lexington off Old Ranch Rd.

Other neighborhoods include Anderosa, Dakota Ridge, Hunters Ridge, Pulpit Rock Park, Sundown, and Yorkshire.

East

Homes in the eastern part of town range in price from \$225,000 to \$400,000, with an average price of \$250,000. Neighborhoods include:

- **Rustic Hills** – Rustic Hills is best known as a diversified neighborhood with some acre-plus sites allowing horses on the property. This area is in town, but has the feeling of being in the country.
- **Austin Estates, Knob Hill and Prospect Park** – These areas consist of older homes and established neighborhoods.
- **Eastborough, Park Hill, and Pikes Peak Park** – These neighborhoods contain very affordable homes and are conveniently located near many of the city's larger employers.
- **Stetson Hills** – Stetson Hills is east of Powers Boulevard and Barnes Road.
- **Falcon, Peyton, Calhan and Ramah** – These are country areas with mostly five acre-plus homesites, allowing horses and other domestic animals. Wells and septic tanks are on the acreages. An increasing number of stores and restaurants are nearby.
- **Cimarron** – Cimarron, located just north of Peterson AFB and east of Powers Boulevard, is a family-oriented neighborhood featuring a variety of newer and older homes.
- **Rock Creek** – East of the Colorado Springs Airport, Rock Creek offers homes built on rolling plains. Convenient to Schriever Air Force Base, and to all the major eastern arteries.
- **Constitution Hills** – Constitution Hills is a newer development offering starter homes and good views of the mountains.

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East (continued)

- **Village Seven, Villa Loma, Vista Grande and Garden Ranch** – These well-planned, older communities were built in the 1960s and 1970s and offer a mix of ranch, bi- and tri-level homes. Centrally located, these neighborhoods are close to parks, retail and all major travel routes.
- **Powers** – Features reasonably-priced homes geared toward families and retirees. Modestly-sized lots and amenities geared toward families characterize this area, which is close to Schriever Air Force Base, the Colorado Springs Airport and major travel arteries.

Other neighborhoods include Aspen Valley, Candlewood, Conover, Heathercrest, Homestead, Paseo, Solar Ridge, and Starwatch.

Central

Homes in central Colorado Springs range in price from \$225,000 to over \$1 million, with an average price of \$300,000. Neighborhoods include:

- **Cragmor** – This neighborhood, located adjacent to the University of Colorado at Colorado Springs, offers established areas in moderate price ranges.
- **Wasson, Patty Jewett and Divine Redeemer** – These neighborhoods consist of several established subdivisions built within the last 25 years. A public golf course is nearby along with neighborhood schools.
- **Colorado Springs Country Club** – This is an area of primarily custom homes adjacent to the private Colorado Springs Country Club, which offers golf, tennis and swimming. It features rolling hills and curved streets and is near Palmer Park with its picnic areas, hiking and biking trails and horseback riding.
- **Downtown** – Downtown offers homes ranging from small bungalows to Victorian mansions. Just north of the downtown business district and surrounding Colorado College are beautiful, turn-of-the-century mansions in our area.
- **St. Andrews** – Custom and semi-custom homes on 67 acres with the rocky bluffs of Palmer Park forming a scenic natural barrier on the development's eastern side. Between Austin Bluffs and Circle east of Union Boulevard.

Other neighborhoods include Benmore Terrace, Bonneville, Columbia, Hastings, Prospect Lake, and Verona Heights.

Southwest

Homes in the southwest neighborhoods of Colorado Springs range in price from \$350,000 to over \$1 million with an average price of \$500,000. Neighborhoods include:

- **Cheyenne Mountain Ranch** – Located at the base of Cheyenne Mountain, this 3,000-acre community encompasses mesas, foothills and valleys and features more than 25 established neighborhoods with homes for every taste and budget. Surrounding the Country Club of Colorado and near the Broadmoor Resort, the community is noted for its beautiful landscaping and quiet residential streets that symbolize the quality of the area. Homes are available in almost all price ranges.
- **Cheyenne Meadows and Cheyenne Hills** – This area located just east of Highway 115, offers homes built in the 1970s and 1980s.
- **Skyway** – Skyway is an upscale community high in the foothills just north of the famous Broadmoor Resort. Surrounded on three sides by city and county parks, this area features custom-built homes with spectacular views.
- **Broadmoor** – One of the most prestigious areas in the region, the Broadmoor features many of the homes built years ago by wealthier citizens of Colorado Springs. The famous Broadmoor Resort is the focal point of the area, which has larger homesites and cluster homes surrounding the Broadmoor's golf courses.
- **Broadmoor Bluffs, Broadmoor Hills, Penhurst Park and Broadmoor Oaks** – Just south of the Broadmoor area, these four neighborhoods host idyllic settings in the shadow of Cheyenne Mountain. This area features custom and semicustom homes with magnificent vistas of the city lights. Home construction in these communities is restricted to natural products and must follow the natural contours of the land. Open spaces are preserved along the sloping ground between homes.

Other neighborhoods include The Boulders, Broadmoor Knolls, Broadmoor Mesa, College View Estates, Crosstrail, Dorchester, Gentry, Neal Ranch, Penhurst Park, Spring Grove, and Wedgewood Park.



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West

Homes in western Colorado Springs range in price from \$275,000 to over \$1 million with an average price of \$380,000. Neighborhoods include:

- **Cedar Heights** – A 900-acre master-planned community, Cedar Heights is situated in the southwest foothills of Colorado Springs and located west of beautiful Garden of the Gods with the Pike National Forest forming the western boundary. Cedar Heights range in size from one half acre to over four acres. An abundance of juniper trees, scrub oak and ponderosa pine cover each home site offering a private and natural setting for custom and luxury homes.
- **Manitou Springs** – Founded in 1871, Manitou Springs is known for its mineral springs and historic architecture. Residential neighborhoods overlook the town and Colorado Springs to the east.
- **Old Colorado City** – This neighborhood features architecture that characterizes the rich history of the area. Known for its shopping, fine dining and galleries.
- **Crystal Hills** – Located in the southern part of Manitou Springs, this area offers beautiful views of Garden of the Gods.
- **Westside** – The Westside is the oldest area in the city. Many of these neighborhoods surround the Old Colorado City Historic District with its restored buildings, restaurants and shops.
- **Ute Pass** – Situated west of Colorado Springs, the communities of Green Mountain Falls, Cascade, Chipita Park and Woodland Park offer a true mountain setting. All the towns in this area are characterized by the abundance of hiking trails, biking trails and horse trails.

Other areas include Chelsea Glen, Indian Heights, Mesa, Pleasant Valley, and Venetian Village.

Southeast

Homes in southern Colorado Springs range in price from \$190,000 to \$250,000 with an average price of \$210,000. Neighborhoods include:

- **Fountain Valley** – The Fountain Valley encompasses the communities of Security, Widefield and Fountain. Offering moderately-priced inexpensive housing, Security and Widefield began development in the early 1950s and have a variety of housing styles. Fountain, an incorporated city established in 1903 and the oldest community in the Pike's Peak region, has older as well as new homes.
- **Southborough** – A harmonious, diverse neighborhood, Southborough is primarily moderately-priced single family homes built in the 1980s. A large condominium and apartment project and two mobile home parks are part of the housing picture. The school district is Harrison #2. A large recreation center and public library serve the area.

Other neighborhoods include Colorado Centre, Comanche Junction, Morning Sun, Peaceful Valley Estates, Pheasant Run Ranch, Rangeview, Trailside, and Wild Oak Farms.

