

# PROPERTY FEATURES:

2072 SUMMIT STREET  
FRANKTOWN, COLORADO



## PROPERTY OVERVIEW

- Thistle Hill Farm is a magnificent 120-acre equestrian estate showcasing authentic Georgian architecture and breathtaking land surrounded by tall pines, views of Pikes Peak, hills and valleys, a pond, and open grass lands ideal for grazing and riding.
- The stately red brick residence commands a formal courtyard and exemplifies Georgian architecture with seven dormers, two chimneys, quoined corners, and arched entryways.
- The residence is supported by a carriage house, elegant stables, seven garage spaces, an outdoor arena, plus there is an additional barn with indoor round pen, and a storage building.
- Spectacular outdoor living spaces include perennial gardens, a brick patio with a wood-burning fireplace, and a grand balustrade-lined West terrace overlooking the fountain, lawn, and surrounding meadow.
- Beautiful, gated entry leads to a circular paved drive surrounding a landscaped island with a fountain.
- The property comprises two parcels: 80 acres of rolling, tree-lined meadows in Douglas County that house the primary structures, and 40 acres of high plains in Elbert County with sweeping Pikes Peak views, the storage building, and open land ideal for grazing, riding, or expansion.
- Approximately 300 acre-feet of water rights plus all mineral rights are included.
- Well-maintained paved roads provide easy access nearly all the way to the estate.
- No HOA or covenants.
- Internet provider: CenturyLink.
- TV Provider: Dish Network, equipment owned by the seller.
- 2024 taxes: \$15,472, AG status.

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**To view the property website, visit:**  
**[www.2072Summit.com](http://www.2072Summit.com)**

## RESIDENCE

- Two-story home with unfinished basement.
- Square footage:
  - Above grade: 5,838 sq. ft.
  - Finished: 5,838 sq. ft.
  - Lower level total: 1,613 sq. ft.
  - Total: 7,451 sq. ft.
- Four bedrooms: main level primary suite and three upstairs.
- Five bathrooms: two powder rooms and a primary ensuite on the main level, one private ensuite and one Jack-and-Jill ensuite upstairs.
- Four fireplaces: great room, study, guest suite, and kitchen patio - all inside fireplaces are gas burning, outside is wood burning.
- Custom millwork and intricate detail molding throughout, showcasing exceptional craftsmanship.
- Multi-pane windows complement the home's Georgian architecture with beautiful draperies throughout.
- Gable roof with concrete tiles, seven dormers, two chimneys, and cupolas with weathervanes.
- Attached three-car garage with brand-new epoxy flooring, plus detached four car garage.
- The house, garage, carriage house, and barn are all connected internally, allowing seamless access without stepping outside—each structure is separated by firewalls for safety and containment.
- Built in 2002 by a historical preservation architect, designed by the sellers, with finishes by Elizabeth Hallas.

## MAIN LEVEL

### Entry Hall

- Paneled front door with sidelights and crowned with an elaborate elliptical fanlight transom that fills the space with natural light.
- Grand entryway styled like a great hall with a symmetrical layout of the front door aligned to French doors that open to the West terrace.
- A dramatic crystal chandelier hangs from the soaring ceiling at the entryway.
- Elegant picture rails for art display.
- Staircase with carpet runner and brass stair rods.
- Brass wall sconces provide soft, ambient lighting.
- Staircase access to the unfinished basement.

### Powder Room

- Custom stained-glass window with thistle and Scottish lion motifs, and decorative drapery with tassel trim.
- Bold black and white vertical striped wallpaper.
- Elegant pedestal sink with vintage-style brass fixtures and gold-framed mirror.
- Brass wall sconces with red pleated shades and fringe trim.

### Great Room

- Floor-to-ceiling brick fireplace with substantial cast stone mantel and twenty-plus inch flue.
- Soaring twenty-foot vaulted ceilings with statement antler chandelier and dormer windows.
- Wall of windows overlooking the backyard.
- Two built-in bookshelves for display and storage.
- Open flow to kitchen and foyer.
- White oak flooring, across most of the main level.
- Balcony overlooking from the upper hall.



## Kitchen

- Charming country kitchen with ample prep and storage space, including custom white cabinetry and built-in dish racks.
- Stunning hand-painted tile backsplash in a William Morris design.
- Large center island with butcher block top, generous storage, and hanging pot rack.
- Thermador® professional slide-in range with double convection oven, six gas burners plus griddle, and a Vent-a-Hood® stainless steel range hood.
- Thermador® warming drawer.
- Paneled Sub-Zero® refrigerator and freezer.
- Built-in Thermador® convection oven with GE® microwave (one year old).
- Two Bosch® dishwashers (two years old).
- Two sinks, farmhouse and prep, both with garbage disposals.
- Perimeter countertops are limestone with fossil inlay.
- Eat-in space with large window overlooking the West yard.
- Twelve-foot vaulted ceiling.
- Brick accent wall adds warmth and charm.
- Walkout access to kitchen patio.
- Butler's pantry connects the kitchen and dining room, featuring hand-painted tiles, abundant storage, white cabinetry with glass display cabinets and wine racks, and additional workspace.

## Mudroom/Laundry

- Off kitchen with access to garage.
- Built-in desk and bookshelves.
- Workspace with storage and utility sink.
- Speed Queen® washer and dryer.
- Scottish Laundry hanging drying rack.
- Full-size refrigerator.
- Powder bathroom.

## Attached Garage

- Three-car garage with room for workshop.
- New epoxy flooring with drains.
- Exterior doors to front driveway and kitchen patio.
- Attic access.
- Overhead storage pod is on an electric lift.
- Hanging pendant lighting.
- Three custom wood garage doors.
- 1,144 sq. ft.

## Dining Room

- Grand formal dining room, spacious enough to seat fourteen comfortably and fit for a party.
- Floor-to-ceiling windows overlook the front courtyard and bring in natural light.
- Elegant millwork throughout, including crown molding, picture rail, window casings, and door frames.
- French door entry from the foyer.
- Swinging door connects to the butler's pantry.

## Study

- Fireplace with a custom surround featuring hand-painted tiles, crafted by the same artist as the kitchen, with old fox hunt motif and an intricate dentil mantel crafted from 115 individual pieces of millwork by a master carpenter.
- Built-in corner bookshelf and TV nook with light olive green custom cabinetry.
- Elegant toile wallpaper and matching drapery add timeless charm and character.
- Beautiful windows bring in natural light and courtyard views.
- Two sets of French doors open to the adjacent entryway and gallery breezeway.
- Direct access to primary suite.

## Primary Bedroom

- Wall of floor-to-ceiling windows overlooking the West yard, gardens, and a classic fountain.
- Crown and chair molding detail the room.
- Elegant picture rail for art display.
- Ten-foot ceilings add volume and openness.
- Remote-controlled ceiling fan, with leaf-blade design, for added comfort.
- Dual access from entry hall and study.

## Primary Bathroom

- Jetted soaking tub framed by garden windows.
- Standing glass-enclosed walk-in shower.
- Double door entry from bedroom.
- Private water closet.
- Linen closet for added storage.
- Intricate millwork throughout.
- Walk-in closet with built-in organization.
- Closet provides convenient access to the gym.

## Gym

- Full-length mirror wall and ballet bar.
- Large windows overlooking West yard.
- Accessed from the primary closet and gallery breezeway.

## Gallery Breezeway

- Connects the residence to the carriage house—no need to step outside.
- Picture rail for art display, plus track art lighting.
- Crown and chair molding detail the space.
- French doors lead outside.

## UPPER LEVEL

### Central Hall

- Spacious, currently used for an office, traditional game table, plus conversation area.
- Overlooks entry hall and great room with balcony.
- Thirteen-foot vaulted ceiling with dormer window.
- Abundance of storage with two walk-in closets and a linen closet.
- Brass Chandelier and wall sconces provide soft, ambient lighting.
- Thermostat to control upstairs temperature.





### Bedroom One

- Floor-to-ceiling brick fireplace with wood mantel.
- Two dormer windows with ledges overlooking the front courtyard.
- Two built-in, lighted display shelves.
- Spacious walk-in closet with built-in shelving.
- Private ensuite featuring a jetted soaking tub/shower, makeup vanity, and built-in storage.

### Bedroom Two

- Two dormer windows with ledges.
- Spacious walk-in closet with built-in storage.
- Shares a Jack-and-Jill ensuite.

### Jack-and-Jill Ensuite

- French door to private water closet with tub/shower combo.
- Dual sinks.
- Linen closet.

### Bedroom Three

- Dormer window.
- Deep walk-in closet with built-in organization system.
- Shares a Jack-and-Jill ensuite.

### UNFINISHED BASEMENT

- Temperature controlled wine room.
- Safe room, 6x4'
- Two crawl spaces on both ends of home.

### MISCELLANEOUS

- Six total furnaces, four are approximately four years old:
  - Three high efficiency furnaces and separate thermostats for the home – one for North half of main-level, one for South half of main-level, and one for upstairs.
  - Three additional furnaces – carriage house, stable, and apartment.
- Four water heaters, three are new in 2025
- Two backup generators, on natural gas: fourteen-kilowatt for house, ten-kilowatt for outbuildings.
- One septic system.
- Fuel type: Natural gas.
- Built-in speakers throughout the home interior and exterior.
- Alarm system with five outdoor cameras.

## OUTDOOR LIVING

### Kitchen Patio

- Delightful red brick-accented patio with patterned concrete flooring.
- Brick outdoor fireplace with tiered, stepped design and dual wood storage nooks.
- Full retractable smart awning that automatically retracts in high wind.
- Two charming ivy-covered brick archways with white picket gates.
- Raised herb gardens constructed from brick, perfect for culinary use.

### West Terrace

- Elevated cast stone terrace surrounded by manicured gardens, a sculptural water fountain, two lion statues, a fenced backyard, and towering trees and meadows beyond.
- Elegant balustrade railing.
- Water spigot for convenience.
- Gravel pathway connects to the kitchen patio.

## OUTBUILDINGS

### Carriage House

- Versatile space, currently used to showcase a carriage collection, or ideal for entertaining and events.
- Arched wooden double doors provide a dramatic entry from the courtyard, with an additional set of double doors accessing the barn.
- Directly connected to the main house and barn.
- Soaring fourteen-foot ceilings with a statement chandelier and track accent lighting.

- Polished concrete flooring throughout.
- Includes three large storage closets.
- 1,600 sq. ft.

### Stable

- Seven horse stalls with individual paddocks, plus a wash stall and four tie stalls.
- Beautifully crafted stalls with arched green iron grills and white wood paneling.
- Tack and feed room with an exterior door to the courtyard, island storage, and utility sink.
- Separate bathroom with washer and dryer.
- Arched carriage-style doors with paned windows create a dramatic entry from the courtyard.
- Soaring sixteen-foot vaulted ceiling with tongue-and-groove paneling.
- Overhead garage door on the east side allows for drive-through access.
- Adjacent rear portion of the detached garage provides hay storage.
- Equipped with a fly spray system.
- Exterior grain silo.
- Heated by an oil furnace located in the attic.
- Two cupolas with weathervanes.
- 3,705 sq. ft.

### Detached Garage/Equipment Storage

- Four car garage with custom wood garage doors, two with automatic opener.
- Rear hay storage, conveniently located adjacent to the barn.
- Upstairs apartment/living quarters.
- Ten-foot ceiling.
- 1,764 sq. ft.



### **Barn Two**

- Four stalls including Mare and Foal stall.
- Indoor round pen.
- Covered hay storage on east side exterior.
- 3,600 sq. ft.

### **Outdoor Arena**

- 40 × 100 meters.

### **Gardening Cottage**

- Charming cottage with ample workspace.
- New cedar shingle roof
- Shiplap walls and tongue-and-groove ceiling.
- Running water with utility sink plus electricity.
- French door entry and large windows overlook front courtyard for great natural light.
- Garden area surrounded by a white picket fence.

### **Storage Building**

- Located on the second parcel.
- 2,400 sq. ft.

### **APARTMENT**

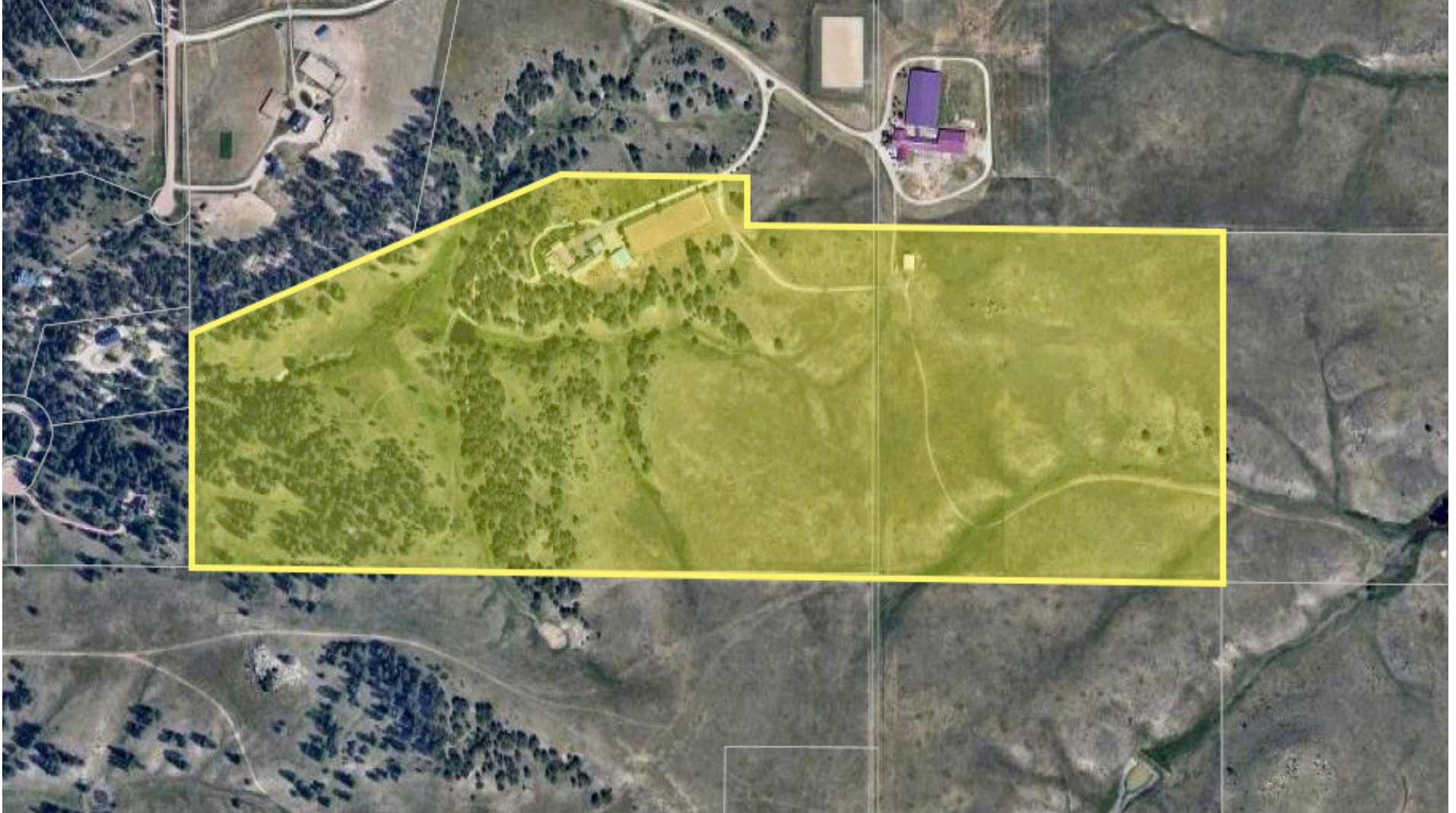
- Located above the detached garage.
- Two spacious bedrooms, one bathroom.
- Living room with built-in storage plus office area with built-in desk.
- Full kitchen with range, refrigerator, and dishwasher.
- Large walk-in closet.
- Separate air conditioning unit and furnace.
- Perfect for guests or ranch hands.
- 1,260 sq. ft.



# BOUNDARY OUTLINE MAP

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2072 SUMMIT STREET, FRANKTOWN, COLORADO | 120.67 ACRES



\*Property map is a visualization for marketing purposes only. Buyer should verify property boundaries.