

PROPERTY FEATURES:

2072 SUMMIT STREET
FRANKTOWN, COLORADO



PROPERTY OVERVIEW

- Thistle Hill Farm is a magnificent 80-acre equestrian estate with breathtaking land surrounded by ponderosa pines, views of Pikes Peak, hills and valleys, a pond, seasonal wildflowers, and open grass lands ideal for grazing and riding.
- The stately red brick residence wraps around a formal courtyard, its Georgian architecture defined by seven dormers, two chimneys, quoined corners, and arched entryways.
- The residence is supported by elegant stables with eleven stalls, seven garage spaces, an outdoor arena, plus an additional barn with indoor round pen.
- 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.
- Water rights and mineral rights are included.
- Beautiful, gated entry leads to a circular paved drive surrounding a landscaped island with a fountain.
- Well-maintained paved roads provide easy access nearly all the way to the estate.
- No HOA or covenants.
- Internet provider: Starlink.
- TV Provider: Dish Network, equipment owned by the seller.

RESIDENCE

- Two-story home with unfinished basement.
- Square footage:
 - Above grade: 7,438 sq. ft.
 - Finished: 7,438 sq. ft.
 - Lower level total: 1,613 sq. ft.
 - Total: 9,051 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.

RESIDENCE (CONT.)

- 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.
- 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, and barn are all connected internally, allowing seamless access without stepping outside—each structure is separated by firewalls for safety and containment.
- Built by the sellers and completed in 2002, designed by Elizabeth Hallas, a historic preservation architect.

MAIN LEVEL

Entry Hall

- Paneled front door with sidelights and crowned with an elaborate elliptical fanlight transom that fills the space with natural light.
- The entry hall runs the full east-to-west axis of the home, from the front door through to French doors opening onto 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 rods.
- Brass wall sconces provide 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 inch flue.
- Soaring, twenty-foot vaulted ceilings with statement antler chandelier and dormer windows for natural light.
- Wall of windows overlooking the west yard.
- Two built-in bookshelves for display and storage.
- Newly refinished oak flooring.
- 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.



Kitchen (cont.)

- 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.

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 from the entry hall.
- Swinging door connects to the butler's pantry.

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

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

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 pieces of millwork by a master carpenter.
- Built-in corner bookshelf and TV nook with light olive green custom cabinetry.
- Elegant toile wallpaper add timeless charm and character.
- Floor-to-ceiling windows bring in natural light and courtyard views.
- French doors open to the adjacent entry hall, and a single door accesses the breezeway.
- Direct access to primary suite.

Primary Suite

- 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 with a remote-controlled ceiling fan with palm leaf design.
- Dual access from entry hall and study.

Primary Bathroom

- Jetted soaking tub framed by garden windows.
- Glass-enclosed walk-in shower.
- Double door entry from bedroom.
- Private water closet.
- Linen closet.
- 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 breezeway.

Gallery Breezeway

- Connects the residence to the flex room.
- Picture rail for art display, plus track art lighting.
- Crown and chair molding detail the space.
- French doors lead outside.

Flex Room

- Integral extension of the home offering a versatile space ideal for entertaining, studio use, displaying collections, or a gym.
- Soaring fourteen-foot ceilings with a statement chandelier and track accent lighting.
- Intentionally rustic block walls with polished concrete flooring.
- Arched wooden double doors provide exterior entry from the courtyard, with an additional set of double doors accessing the barn.
- Three large storage closets.
- 1,600 sq. ft.

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.



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 and Three

- Each feature dormer windows and deep walk-in closets with built-in storage.
- Jack-and-Jill ensuite featuring two sinks, a linen closet, and a French door separating the vanity area from the water closet and jetted tub.

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 – one each for the North and South half of the main-level, one for upstairs.

- Three additional furnaces – flex room, 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 door alarms and motion sensors, and five Blink smart outdoor cameras.

OUTDOOR LIVING

Kitchen Patio

- Delightful red brick 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 brick herb gardens for culinary use.

West Terrace

- Elevated cast stone terrace surrounded by manicured gardens, a sculptural water fountain, two lion statues, the fenced west yard, and towering trees and meadows beyond.
- Elegant cast stone balustrade railing.
- Gravel pathway connects the kitchen patio, the south patio, and the west gate.

OUTBUILDINGS

Stable

- Seven stalls with runs, wash stall, and four tie stalls.
- Beautifully crafted with arched green iron grills and white wood paneling.
- Tack room with exterior courtyard access, island storage, and utility sink.
- Separate feed room.
- Bathroom with washer and dryer.
- Arched carriage-style doors with paned windows open dramatically to the courtyard.
- Adjacent outdoor arena: 40 x 100 meters.
- Sixteen-foot vaulted ceiling with tongue-and-groove paneling.
- Drive-through access via east overhead door.
- Rear garage area for hay storage, plus exterior grain silo.
- Equipped with fly spray system and oil furnace (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.

Apartment

- Located above the detached garage, perfect for guests or ranch hands.
- Two bedrooms, one bathroom, a full kitchen with range, refrigerator, and dishwasher, plus a living room with built-in storage, an office area with built-in desk, and large walk-in closet.
- Separate air conditioning unit and furnace.
- 1,260 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.

Garden 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.

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To view the video, property website, and more photos, visit:

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BOUNDARY OUTLINE MAP

2072 SUMMIT STREET, FRANKTOWN, COLORADO | 80.67 ACRES



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