

**9920 HODGEN ROAD**

9920 HODGEN RD, COLORADO SPRINGS, CO 80908

**\$925,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 9920 HODGEN ROAD

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SPRINGS, CO 80908

If your idea of home involves wildlife sightings and seclusion among the pines you've found the one. This 2019 3-bedroom, 2.5-bathroom custom home is situated in the peace and quiet of 8 acres of natural privacy, surrounded by thriving ponderosa pines. Open-concept living areas leave the home feeling bright, with a kitchen that joins with the dining and family room (complete with a gas fireplace) for seamless hosting. Find ease in your everyday routine with main-level living: the primary suite is located on the main floor with an ensuite bathroom flaunting modern fixtures. The exterior features of this home equip you for any outdoor hobby or homesteading goal you could dream of!

**Cooling: Central A/C,**  
**Heating Type: Forced Air,**  
**Water: Well**

**\$925,000**



Your outdoor oasis includes a play area complete with 150' zipline and platform, a shooting range, and an enclosure ideal for hobby farming. A fully-enclosed greenhouse turns your slice of Colorado into a year-round gardener's paradise. The fenced chicken run with built-in roosts, electricity, and an automated coop door allows you to enjoy fresh eggs anytime. The large dog run provides a safe play space for your four-legged family members. Complete your projects in the 120 square-foot shed, complete with electricity. You'll avoid citywide power and water disruptions since this home draws from a high-yield private well with a backup manual pump. The property's well-maintained 2250 gallon septic system is sized for an 8 bedroom home and has already been pumped and certified by the county. With 2x6 exterior walls spray foam insulated to R-22, A/C, heating, cooking, and hot water needs are powered by natural gas service to keep costs low. Plus, this property comes complete with an RV electrical hookup with up to 50 amps. Extras include fiber optic high speed internet, 320 amp electrical service for future expansion; garage foundation w/roughed-in plumbing & pre-run water/sewer/gas, custom R-18 garage door and approved plans for the garage. Come see this slice of Colorado paradise today!



