



Colorado Springs NEIGHBORHOOD GUIDE



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North

- Single family homes in the northern part of Colorado Springs range in price from \$400,000 to the millions, with an average price of about \$811,000.
- [Click here to browse homes for sale in this part of town](#)
- **More Information:** [Colorado Springs-North](#)

Neighborhoods include:

- **Palmer Lake** – Once a health and resort town, Palmer Lake is located three miles northwest of Monument on Highway 105. Palmer Lake is part of the Tri-Lakes community and features new homes along with properties dating back to the turn of the century. Palmer Lake's quaint downtown is also home to a vibrant arts community and the Tri-Lakes Center for the Arts.
- **Monument** – Also part of the Tri-Lakes community, Monument was founded in 1871. Located just off I-25 and convenient to Denver and Colorado Springs, Monument offers a unique combination of suburban growth standards in an area with a sustained rural charm. Monument is home to excellent schools as well as local businesses and retail centers.
- **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. Property sizes range from less than an acre to 40+ acres. Lots are heavily treed and have beautiful views of the mountains.
- **Bent Tree** – Located east of Woodmoor, Bent Tree is a 400-acre development featuring custom building sites on 2-1/2 to 6 acres. The gently rolling, wooded land provides beautiful views of Pikes Peak and the Air Force Academy.

North (continued)

- **Gleneagle** – Gleneagle is a custom home community across from the north entrance of the Air Force Academy. Residents here enjoy a stunning panoramic view of the surrounding mountains and close proximity to 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.
- **Northgate** – Also east of the Air Force Academy, Northgate is on the northern edge 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. You'll 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 of Rollercoaster Road.
- **Fox Run** – Fox Run is 103-plus acre development situated 10 miles east of I-25 on Baptist Road. Like other areas east of I-25, it offers breathtaking mountain views. A great thing about this neighborhood is that in some parts you are allowed to have chickens (HOA dependent). Fox Run features large, treed lots but with the convenience of nearby shopping.
- **Flying Horse** - Flying Horse is a newer subdivision with many luxury homes and wonderful amenities. The golf course, health club and club houses provide many activities--all with fabulous views. Homes start in the high 600's and go up into the millions. Flying Horse North is their newer filing featuring custom, wooded acreage lots in Black Forest.
- **The Farm** - A newer masterplanned community that focuses on open spaces, trails, and a rec center complete with swimming pool and fitness room.

Other neighborhoods include

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

Northwest

- Single family homes in the northwestern part of Colorado Springs range in price from \$400,000 to \$1 million+, with an average price of about \$565,000.
- [Click here to browse homes for sale in this part of town](#)
- **More Information:** [Northwest Colorado Springs](#)

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Neighborhoods include:

- **Pinecliff** – Lovely, treed area with bluffs and beautiful views. North of Garden of the Gods Road on the west side of town. The developed area includes the upper reaches of the canyon ridge as well as the valley.
- **Mountain Shadows** – Located in the western foothills and bordered by the Flying W Ranch and Garden of the Gods. 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** – This area west of Rockrimmon 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 Road about one mile west of the I-25. This scenic area features 60-foot sandstone “hoodoos” (pillars of eroded sedimentary rock).
- **Woodmen Valley** – Just 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. You'll find a nice mixture of pine trees, scrub oak and meadows.
- **Holland Park** – Moderately priced, well established family neighborhood. Convenient to major traffic arteries and to the high-tech corridor along Garden of the Gods Road.



Northwest (continued)

- **Kissing Camels** – A prestigious neighborhood overlooking Garden of the Gods. It features a controlled-access entrance and the Garden of the Gods Club. Kissing Camels is home to many established homes as well as new construction options.
- **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 and the high-tech corridor.
- **Rockrimmon** – Northwest of I-25 and Rockrimmon Boulevard with a convenient location to many major high tech employers. It 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

- Single family homes in the this part of Colorado Springs range in price from \$400,000 to \$1 million+ with an average price of about \$660,000.
- [Click here to browse homes for sale in this part of town](#)
- **More Information:** [Northeast Colorado Springs](#)

Neighborhoods include:

- **Chapel Ridge** – 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.
- **Briargate** – Master-planned community directly east of I-25 and Academy Boulevard. 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. The individual neighborhoods in Briargate are identified with perimeter fencing and limited road access to provide for safe and pleasant living environments.
- **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.
- **Falcon Estates, Columbine and Brookwood Estates** – These areas offer home sites zoned for horses. Water is from wells and sewage is septic. Homes were built mainly in the 1970s and roads are maintained by the county. Falcon Estates seems almost rural, but it's pretty much in the middle of town. A great place to live with large lots for all kinds of fun.
- **Erindale** – Located on one of the many bluffs with private treed lots and views of the Front Range. One side has older, smaller homes. The other side has larger custom homes nestled among lovely, mature trees.

Northeast (continued)

- **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. West of Hwy. 83, access is via Lexington off of Old Ranch Rd.
- **Wolf Ranch** – Master-planned community that features meticulously groomed parks, walkways and bike trails. This neighborhood is extremely attractive to young families.
- **Cordera** - Also a master-planned community that is thoughtfully designed to offer excellent amenities such as an extensive trail system, cul-de-sac streets, storybook-themed parks, the Grand Lawn Park, a top-notch landscaping program, high architectural standards, and the state-of-the-art Community Center.
- Other neighborhoods include Anderosa, Dakota Ridge, Hunters Ridge, Pulpit Rock Park, Sundown, and Yorkshire.

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East

- Single family homes in the this part of Colorado Springs range in price from \$250,000 to \$850,000 with an average price of about \$477,000.

- Homes for sale in this area
- **More Information:** Eastern Colorado Springs

Neighborhoods include:

- **Rustic Hills** – Best known as a diversified neighborhood with some acre-plus sites that allow 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** – Older homes and established neighborhoods.
- **Eastborough, Park Hill, and Pikes Peak Park** – You'll find more affordable homes that are conveniently located near many of the city's larger employers.
- **Stetson Hills** – Stetson Hills is east of Powers Boulevard and Barnes Road.
- **Cimarron** – Located just north of Peterson AFB and east of Powers Boulevard. A family-oriented neighborhood featuring a variety of newer and older homes.
- **Constitution Hills** – A mid 1980's community between Powers corridor and Marksheffel.
- **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.
- **Banning Lewis Ranch** - Master-planned community offering a variety of new build options and amenities.
- **Powers** – Features reasonably-priced homes with modestly-sized lots and amenities geared toward families. It 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

- Single family homes in the this part of Colorado Springs range in price from \$250,000 to \$1 million+ with an average price of about \$485,000.

- [Homes for sale in this area](#)
- **More Information:** [Central Colorado Springs](#)

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Neighborhoods include:

- **Cragmor** – Located adjacent to the University of Colorado at Colorado Springs and offers established areas in moderate price ranges.
- **Wasson, Patty Jewett and Divine Redeemer** – Several established subdivisions with The public Patty Jewett 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](#).
- **St. Andrews** – Custom and semi-custom homes on 67 acres. The rocky bluffs of Palmer Park form a scenic natural barrier on the development's eastern side. Between Austin Bluffs and Circle Drive east of Union Boulevard.
- **Old North End** - This area features tree-lined streets and Victorian-era homes. It's a lovely part of town with large, magnificent residences (most of which have been thoughtfully restored).
- Other neighborhoods include Benmore Terrace, Bonnevile, Columbia, Hastings, Prospect Lake, and Verona Heights.

West

- Single family homes in the this part of Colorado Springs range in price from \$275,000 to \$2 million+, with an average price of about \$700,000.
- Homes for sale in this area
- **More Information:** West Colorado Springs

Neighborhoods include:

- **Manitou Springs** - Manitou is nestled in a canyon and many of the homes have been built into the mountainside. This required quite a bit of architectural and engineering ingenuity. This is also the reason why there are hardly two homes alike in Manitou Springs, and it contributes to Manitou Springs' very unique character.
- **Old Colorado City** - OCC has developed into a location where you can stroll up and down Colorado Avenue to window shop and enjoy a bit of the small-town vibe without the tourist flair that Manitou Springs has.
- **Gold Hill Mesa** - Master-planned community that utilizes the European concept of life – focusing on community and engagement. The developer set out to create a place where community thrives by using Traditional Neighborhood Design concepts such as: pedestrian-friendly streets, plenty of green space, and walkable access to local activities, recreation, restaurants, offices, and shops.



Southwest

- Single family homes in the this part of Colorado Springs range in price from \$300,000 to \$3 million+ with an average price of \$815,000
- Homes for sale in this area
- **More Information:** Southwest Colorado Springs

Neighborhoods include:

- **Cheyenne Mountain Ranch** – Located at the base of Cheyenne Mountain, this 3,000-acre community encompasses mesas, foothills, and valleys. 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** – 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. Larger homesites surround 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 semi-custom 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.

Other Areas

- **Calhan**

Situated in the open plains of Eastern Colorado and resting at 6,508 feet above sea level, Calhan is the highest non-mountain incorporated town in the country. Calhan is home to a wide range of recreational opportunities including the El Paso County Fairgrounds and Paint Mines Interpretive Park

- **Falcon**

Since 1888, Falcon has been home to those wanting to escape the city life. The diverse topography consists of rolling grasslands dotted with densely treed areas, "watering holes" and prolific wildlife. Falcon captures the hearts of those wanting to live on the open range with modern amenities. A rapid growth rate means the Falcon area is expanding at an impressive speed even by Colorado standards. Large scale communities like Meridian Ranch and Banning Lewis Ranch are helping to fuel this fast-paced growth. Schools, housing and commercial activities are keeping pace and there is active consideration to take the necessary steps to incorporate Falcon as a city and growing suburb of Colorado Springs. Like the open spaces from which it came, Falcon is a place of never ending possibilities.

- **Fountain**

Fountain has a climate with long stretches of sunny days and semi-arid mild temperatures. It also has an abundance of quality of life amenities. Residents enjoy a leisurely or adventurous lifestyle with recreational activities including hiking, biking, golfing, hunting, fly fishing or horseback riding. Fountain has coupled the wide-open character of its old west roots with responsible planning for measured growth and infrastructure development. Its mission is to build a sustainable community that is not only focused on the future, but also the preservation of its beautiful historical landscape. Fountain is one of the few remaining places where housing is not only affordable, but also offers a variety of selection. You can choose from planned neighborhoods with distinctive charm or rural land acres for custom homes and expansive lifestyle living. With a strong military presence in the area, the community has a high commitment to education. The Fountain-Fort Carson District 8 school system has received many awards, including the "Leadership in Learning Award" given to outstanding school districts in the United States for excelling in student achievement. Fountain also strives to cultivate an entrepreneurial spirit in support of small business development through its alliance with the Fountain Valley Chamber of Commerce. To learn more about this All-American city, log on to www.fountaincolorado.org

Other Areas (continued)

- **Security & Widefield**

Security was established in 1953 and was so named to make prospective residents feel safe. Widefield was established in the mid-1960's when Widefield Homes began construction of this high-density housing development. Security/Widefield comprises the largest unincorporated area in Colorado. Today, these communities are experiencing significant growth that could potentially triple the number of homesteads over the next 20 years. Widefield School District 2 serves the Security/Widefield communities and takes on several key functions normally performed by municipal governments. The school district manages the Community Center (Widefield Community Education and Recreation Services), oversees the Security Public Library, and builds trails and parks in the area for the citizens of the school district. Its students enjoy a wide variety of curriculum choices in up-to-date facilities with low student-teacher ratios. Planning for the district is a key component of success as it positions itself to meet the demands that come with the future growth expectations.

- **Green Mountain Falls**

The westernmost town in El Paso County, Green Mountain Falls is a small mountain town cozied up to the west side of Pikes Peak. Just 15 miles from Colorado Springs, living in Green Mountain Falls offers the perks of a quiet mountain town with access to the job market and amenities of the nearby city.

- **Woodland Park**

Surrounded by the Pike National Forest, but just 18 miles west of Colorado Springs, Woodland Park is an ideal Rocky Mountain gateway town with fresh air and beautiful mountain scenery. The largest town in Teller County, tourism primarily fuels the Woodland Park economy with plentiful options for lodging, camping, recreation and dining.

What's Next?

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