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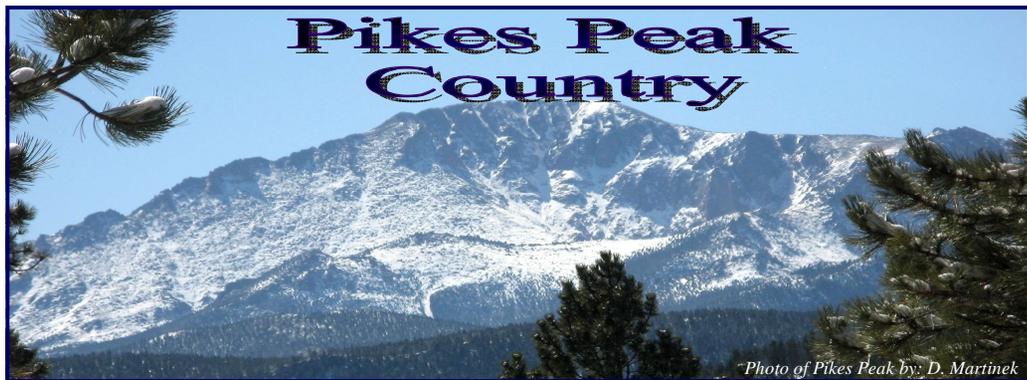
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# Pikes Peak Country

*Photo of Pikes Peak by: D. Martinek*

## The Waterfalls of Cascade, Colorado

They have romantic names. Tumbling out of the foothills about five miles west of Manitou Springs below Pikes Peak, and emptying into Fountain Creek, rippling waters “cascade” over rocks and ledges to create a series of waterfalls that named a town. Names like Crystal Spray, Fairy Falls, Lullaby Falls, McGregor Falls, Peek-a-boo Falls, Silver Cascade, Souvenir Falls and The Stairway are all waterfalls that converge about halfway down Ute Pass and around which the town of Cascade (formerly Cascade Canon) was founded in 1886.



*An historic photo of the  
Silver Cascade waterfall*

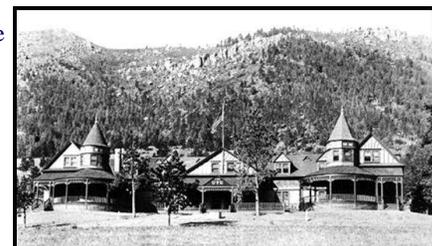
Truth be known, there are waterfalls all up and down Ute Pass. Because of the drop in elevation of nearly 3,000 feet from the summit in Divide, it is inevitable that the waters of Catamount, Crystola, Fountain and Wellington creeks would flow through the declining landscape with dramatic results. The small falls around Cascade, and her sister towns of Chipita Park and Green Mountain Falls, may not have been the most popular, compared to Rainbow Falls in Manitou Springs or Seven Falls in Colorado Springs, but they are no less beautiful.

Once the wagon road up Ute Pass was built by Anthony Bott to replace the old Ute Trail, a number of resort cabins and inns sprung up along the Pass to take advantage of early tourists and explorers seeking the wilderness falls, as well as a route to Pikes Peak.



*The Ramona Hotel in Cascade - 1889 to 1920*

When the Colorado Midland Railway laid its tracks through the valley in 1887 and established stations, water tanks and eating houses, most of those crude inns were eventually replaced by fabulous and ornate hotels – the Ramona Hotel in Cascade with its round turrets, the double-porched Ute Hotel in Chipita Park (formerly called Ute Pass Park) and the



*The Ute Hotel in Chipita Park (Ute Pass Park). Destroyed by fire in 1902*

luxurious Green Mountain Falls Hotel in Green Mountain Falls. All but one of those three hotels succumbed to fire before the first decade of the 1900s was over. Only the Ramona Hotel lasted until 1920.

Opened in 1889, the Ramona was a three-story edifice with a striped, conical dome tower and surrounding verandas. It sat up the ridge from the present-day intersection of U.S. Highway 24 and the Pikes Peak Highway (Fountain Avenue), just south of the old Cascade House, somewhere between the traffic lights and the Wines of Colorado restaurant.

But by the end of its 31 years of operation, it was a wooden firetrap. So in 1920 the new owner had it razed so that he could build a smaller hotel of Spanish design. Unfortunately, Thomas Cusack, the builder of the Marigreen Pines estates on the north side of the wagon road, died before the project could break ground.



*The Green Mountain Falls Hotel  
burned completely on June 25, 1908*



*Peek-a-boo Falls*

The waterfalls around Cascade can still be explored today if you want to hike up the hills to see them. And the resort areas along the Ute Pass valley have grown into quaint little towns with their own cultures and characters. Today, the combined population of Cascade and Chipita Park (very closely located) is about 1800 people, while the smaller Green Mountain Falls community has only about 770. In the Ute Pass area, we are only a waterfall away from our history.

Sources: Wikipedia, the Pikes Peak Library District (photos).

See all the past issues of Pikes Peak Country at [www.davidmartinekc.com](http://www.davidmartinekc.com)

**Sample Buyers' Guide**

**Right - a sampling of properties offered by Coldwell Banker 1st Choice Realty.**

*Prices and status are current as of January 30, 2009*

**NINE FACTORS THAT WILL INFLUENCE THE SALE OF YOUR PROPERTY IN THIS "DOWN" MARKET**

*Every one of these factors you can commit to and execute moves you closer to a sale. Each factor you ignore - further away. Remember, the goal is to "sell" your house.*

**Price it Right:** price your property between "wholesale" and "retail" to have an edge on your competition.

**Show it Anytime:** it's an irritation to allow a showing on short notice, but not as bad as being on the market for months.

**Leave when Showing:** Buyers need to "try the house on for size" and imagine how they would design and arrange it; they can't do that very well if you are there.

**Eliminate Obstacles/Distractions:** create an easy walking area in and around your property; remove clutter and personal pictures and items (clutter makes rooms look darker and smaller); turn on lights.

**Remove your Pets:** for security and liability reasons, have them secured or gone when buyers come.

**Love Feedback:** consider all feedback as "constructive" comments; don't overreact.

**View from a Buyer's Perspective:** inspect your house and make those important repairs, do the painting.

**Keep it Neutral:** "earth tones" is the key; you want buyers to envision their furniture and pictures in your house; bright colors and unusual décor distract that process.

**Consider all Offers (!!!):** weigh the pros and cons and make the best decision; factor in the amount of monthly mortgage payments you'll save if you accept an offer.

*If interested, please email or call at 1-800-905-3811, Ext. 1516.*



**\$15,000**

**49/55 Bannock St., Woodland Park Land.** Two small adjacent lots that combine to equal 0.33 acres. Here's some beautiful wooded acreage and mountain views. Located in Ranch Estates near the Catamounts. Privacy and serenity. #590071



**\$149,900**

**77 Malmsey, Divide**  
**Unsurpassed view.** This is a lovely home in Sherwood Forest. Cedar siding; aspen trim and wrap-around deck highlight a sparkling interior w/ French doors. See the snow-capped Collegiate Peaks. #584264



**\$120,000**

**1326 Golden Cycle Cr., CCV A-Frame!** A perfect weekender or vacation rental. Quaint and cozy, it sits on a 1 acre lot surrounded by Aspens. Well-maintained with a new wood stove and a spiral staircase to the upstairs sleeping loft. #480922



**\$330,900**

**105 Pennsylvania Ave, Woodland Park**  
**Lots of room!** Live in a beautiful area, close to town w/ an awesome view of Pikes Peak. New hardwood floors. 3200 S.F. w/ 4 BR, 3 BA and 2-car garage on 2+ acres. This home is immediately available and ready to move-in. #547690



**\$315,900**

**2227 Blue Mesa, Divide**  
**Currently Leased.** Beautiful custom home on 1.3 acres w/ awesome views of the lakes and mountains. 3 BR, 3 Bath, 2048 S.F. and 2-car garage. Light and bright on the interior. End of cul-de-sac; walk to fish. This home will be available again soon. #556968

**(FEATURED PROPERTY) - \$294,900 - 12036 County Road 102, Guffey - (photo below)**

**Mountain Chalet!** A spacious mountain chalet nestled among trees and rock formations, overlooking secluded meadows, and a mountain behind. Located on 57+ acres just across the Teller/Park county line with easy access to CR 102. The fenced driveway invites a closer look at the open raised ranch floor plan, with lots of windows and plenty of space. Some cosmetic repairs are needed to make this home a delightful permanent residence or vacation retreat. 3 BR, 2 Baths, 2048 S.F. There's also a Quonset hut on the property. This is a deal!!! #544038



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