

# VRBO with Indoor Pool and Indoor Riding Arena

WALKER VISTA HEIGHTS, COLORADO SPRINGS, CO 80908



[Click Here for Virtual Tour](#)

## Overview

2026 bookings are on track to exceed \$200k in gross income!

Nestled in the towering pines of Black Forest, this beautiful property already provides a strong income and is ready to be taken to the next level. The 6,000 SF, 6-bedroom, 4-bath home with a hot tub, indoor pool, billiard room, and game room has nearly a decade of stellar reviews (9.8/10) as a VRBO that accommodates up to 20. Financials are available. (VRBO page: <http://vrbo.com/838668>. Reviews can be transferred to new owner.)

The "barn" (11,976 SF) has a 78' by 58' indoor riding arena, 8 stables with heat, 3-bedroom caretaker residence, tack rooms, office space, feed room, and bathroom. There is nearly 2,000 SF of covered outdoor storage. The barn has not been used by the current owner but is ready to create new value for a buyer. RR-5 zoning allows for livestock and stables.

Please do not disturb guests by driving on property as this is an active VRBO. Property tours can be scheduled.

## Highlights

- Profitable VRBO with hot tub and indoor pool, sleeps 20.
- Nearly a decade of reviews averaging 9.8/10.
- Barn with riding arena, stables, and caretaker residence.
- 10.0 acres in the trees with views of Pikes Peak.
- Less than 15 minutes from Monument.

## Property Details

### Sales Price

- \$2,999,000
- **\$2,500,000**

### Building Size

- 17,979 SF

### Lot Size

- 10.00 Acres

### Zoning

- RR-5

Rev: April 29, 2026

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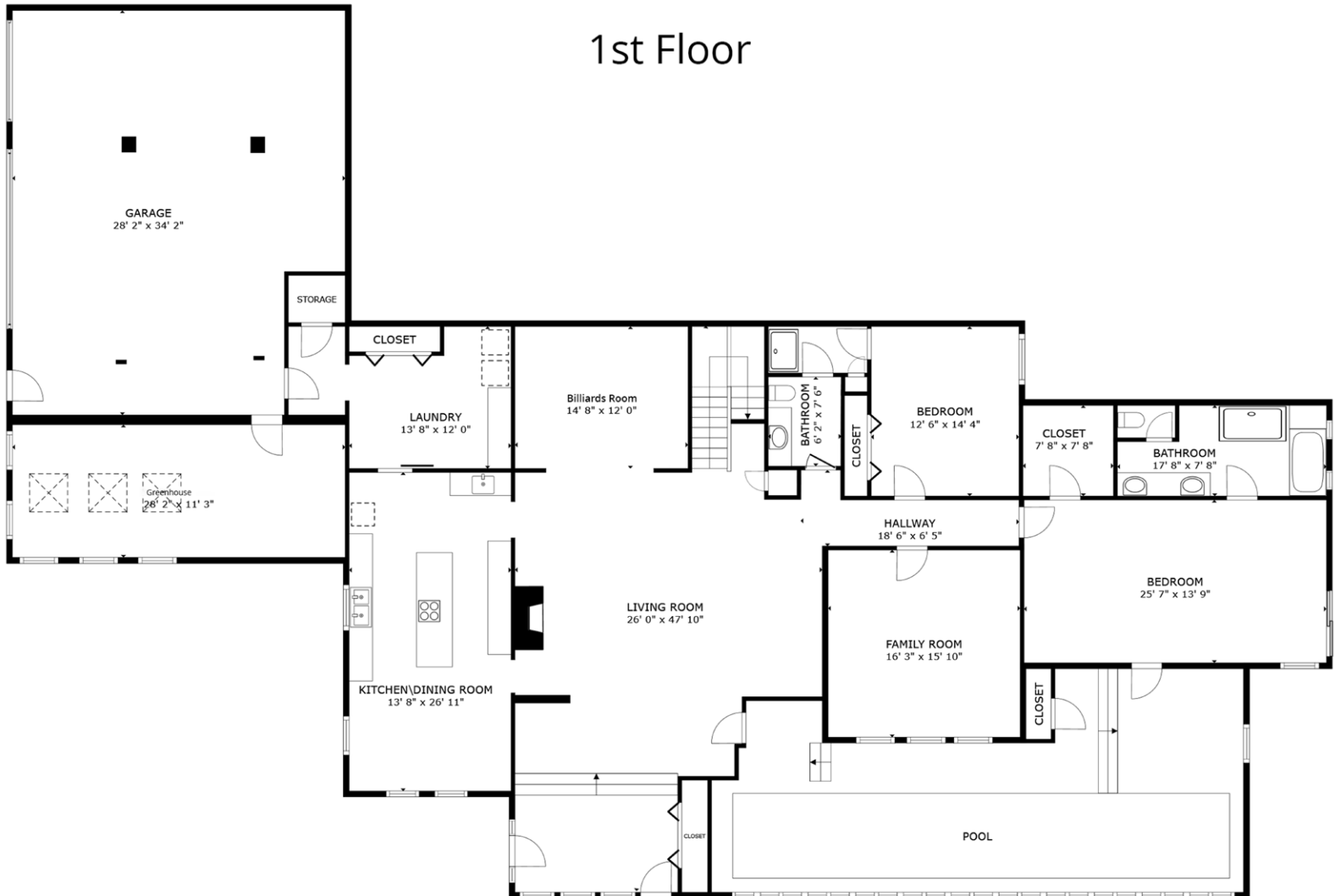
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## House Floor Plans

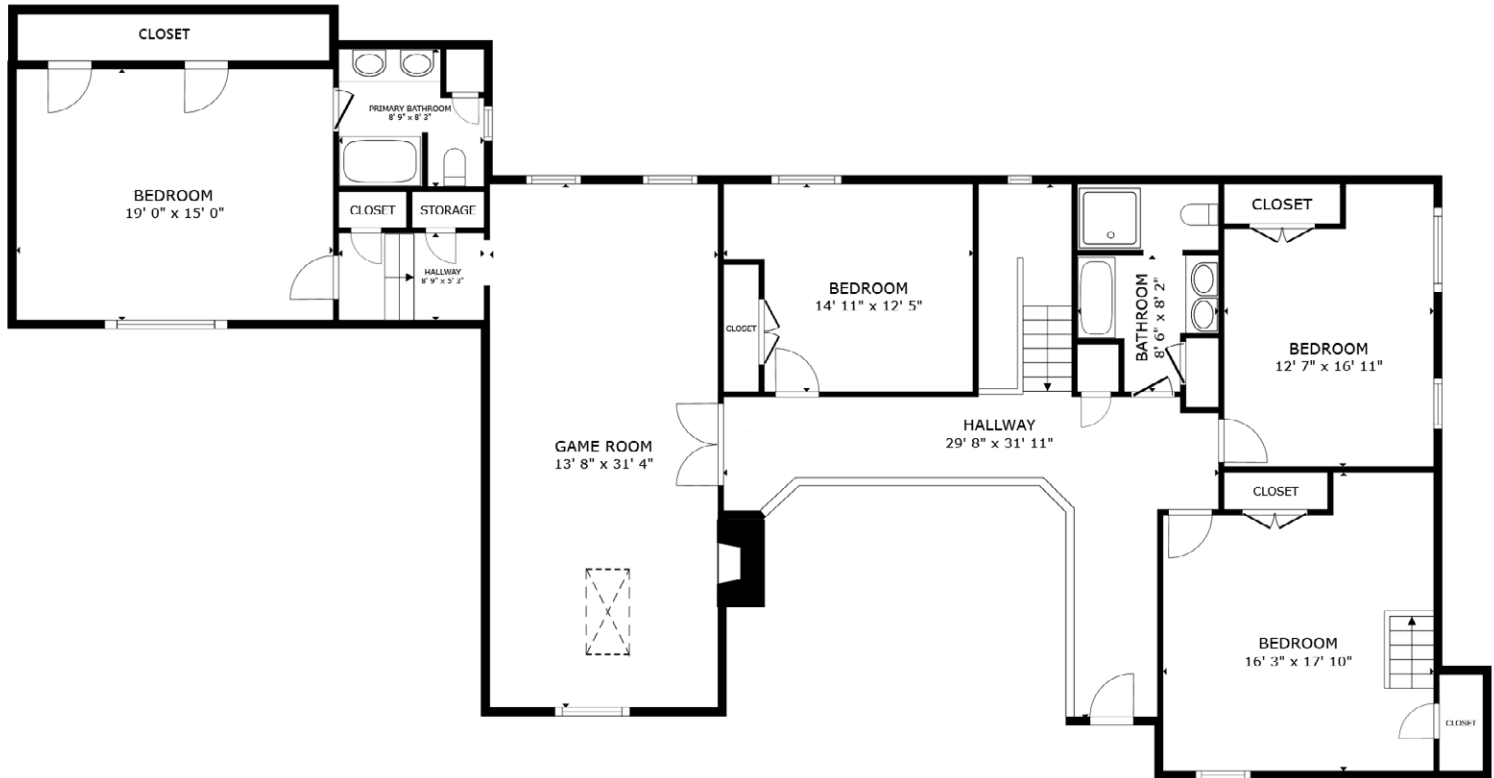
### 1st Floor



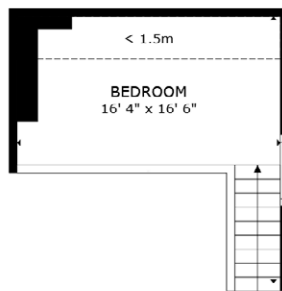
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## House Floor Plans

### 2nd Floor



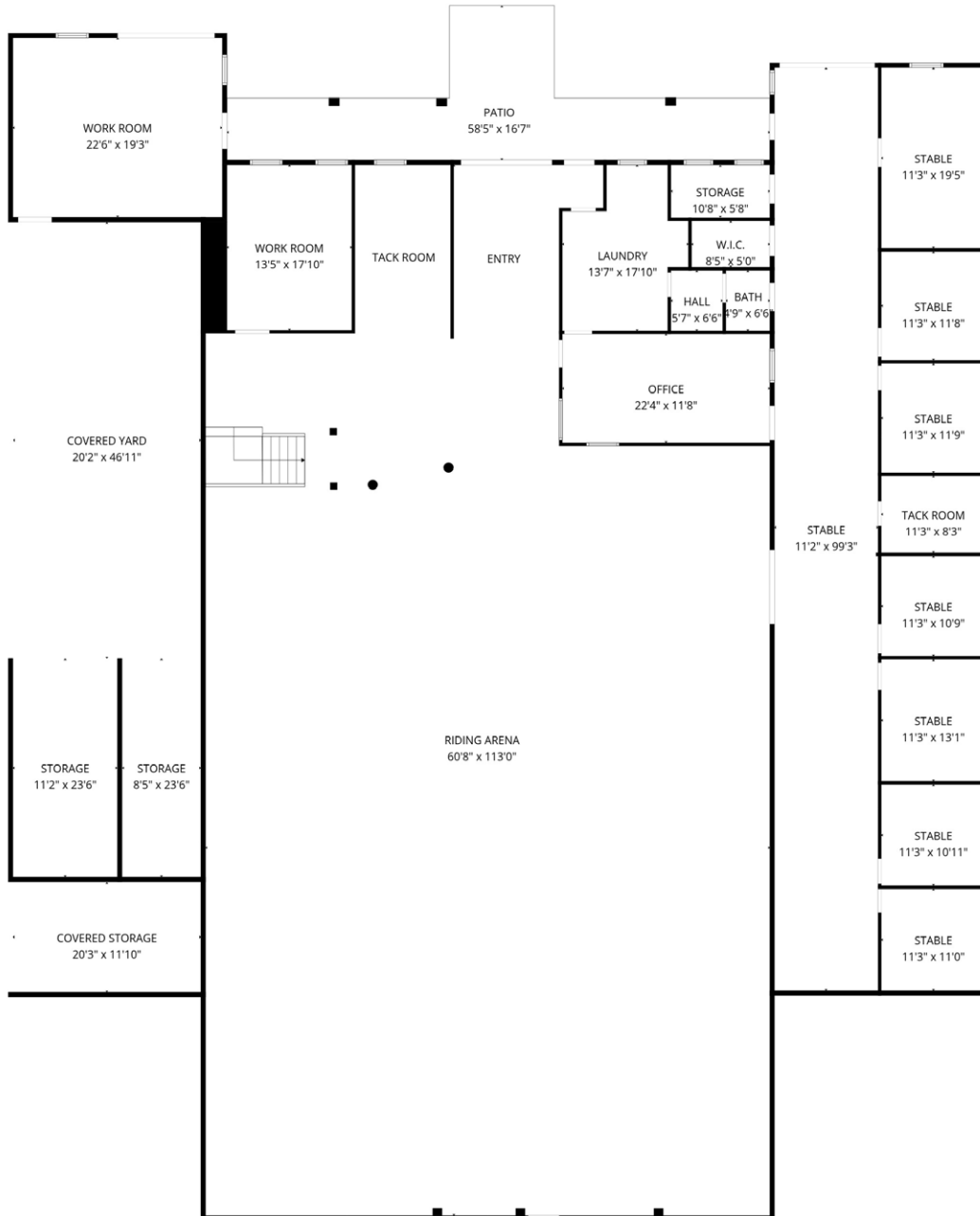
### Loft: 2nd-Floor



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## Riding Arena & Stables Floor Plan

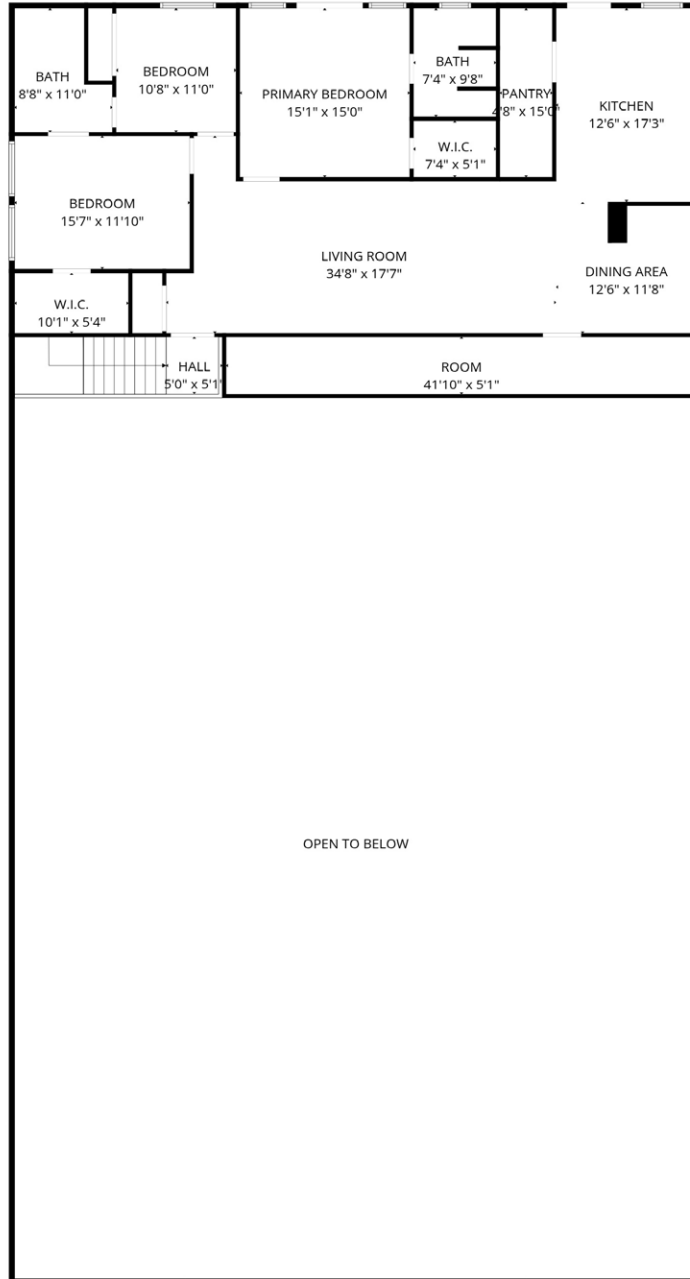
### 1st Floor



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## Riding Arena & Stables Floor Plan

### 2nd Floor



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#### Our Network Is Your Edge



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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## DEMOGRAPHICS



116,575  
Population



37.1  
Median Age



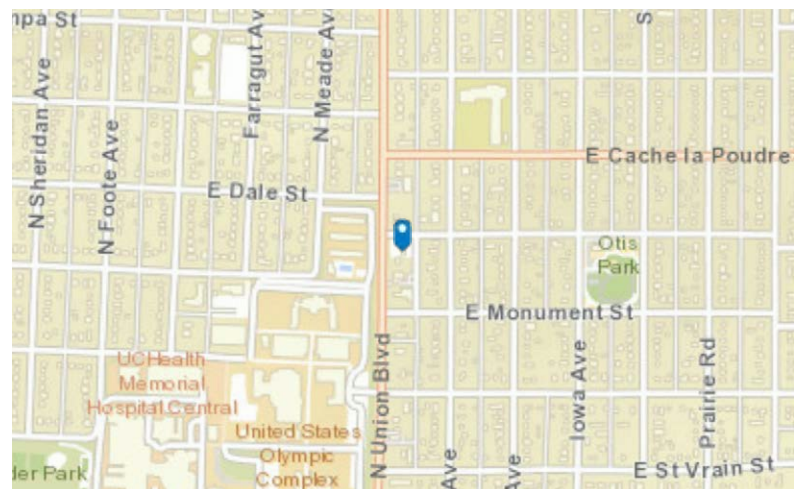
2.2  
Average Household Size



\$63,521  
Median Household Income

## TRAFFIC COUNT

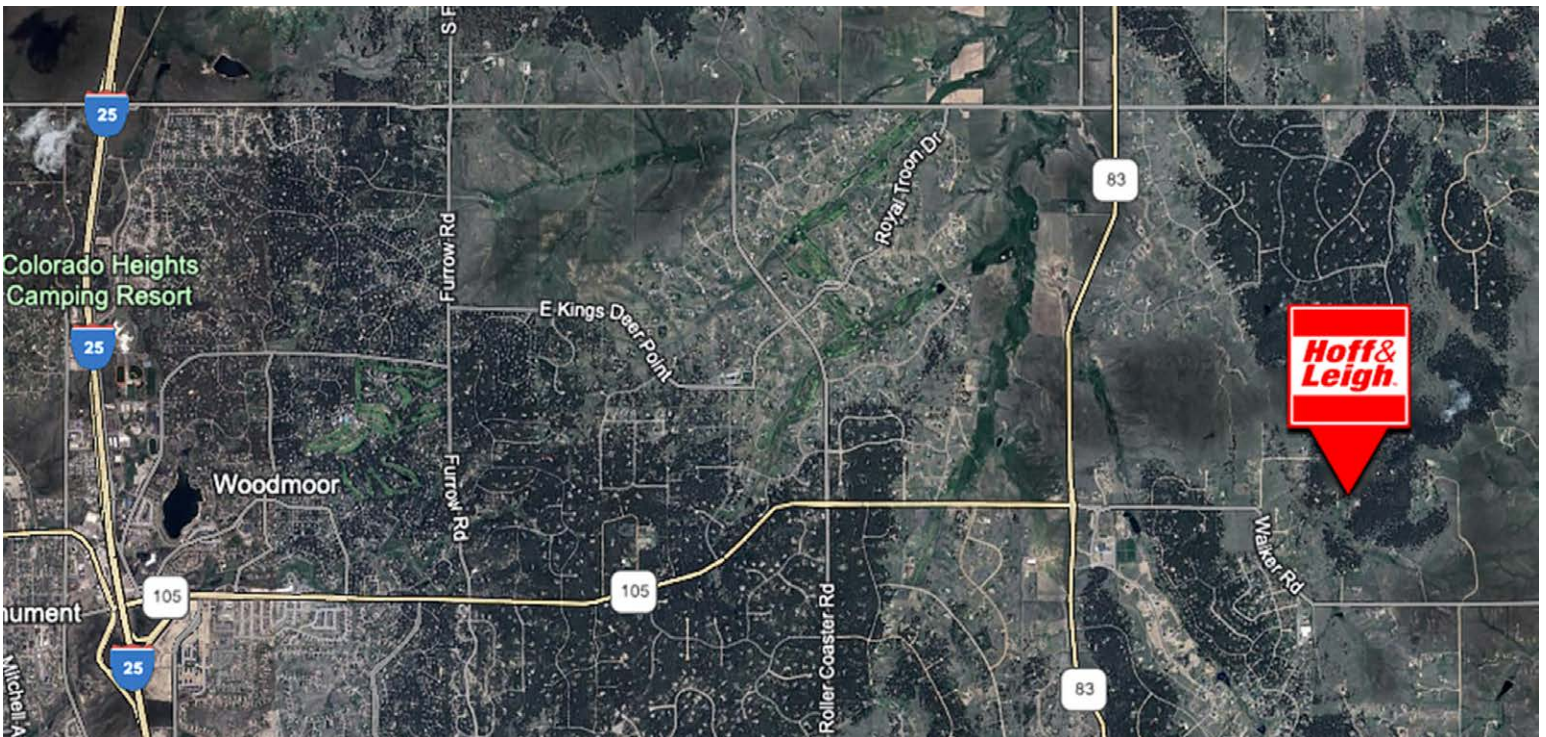
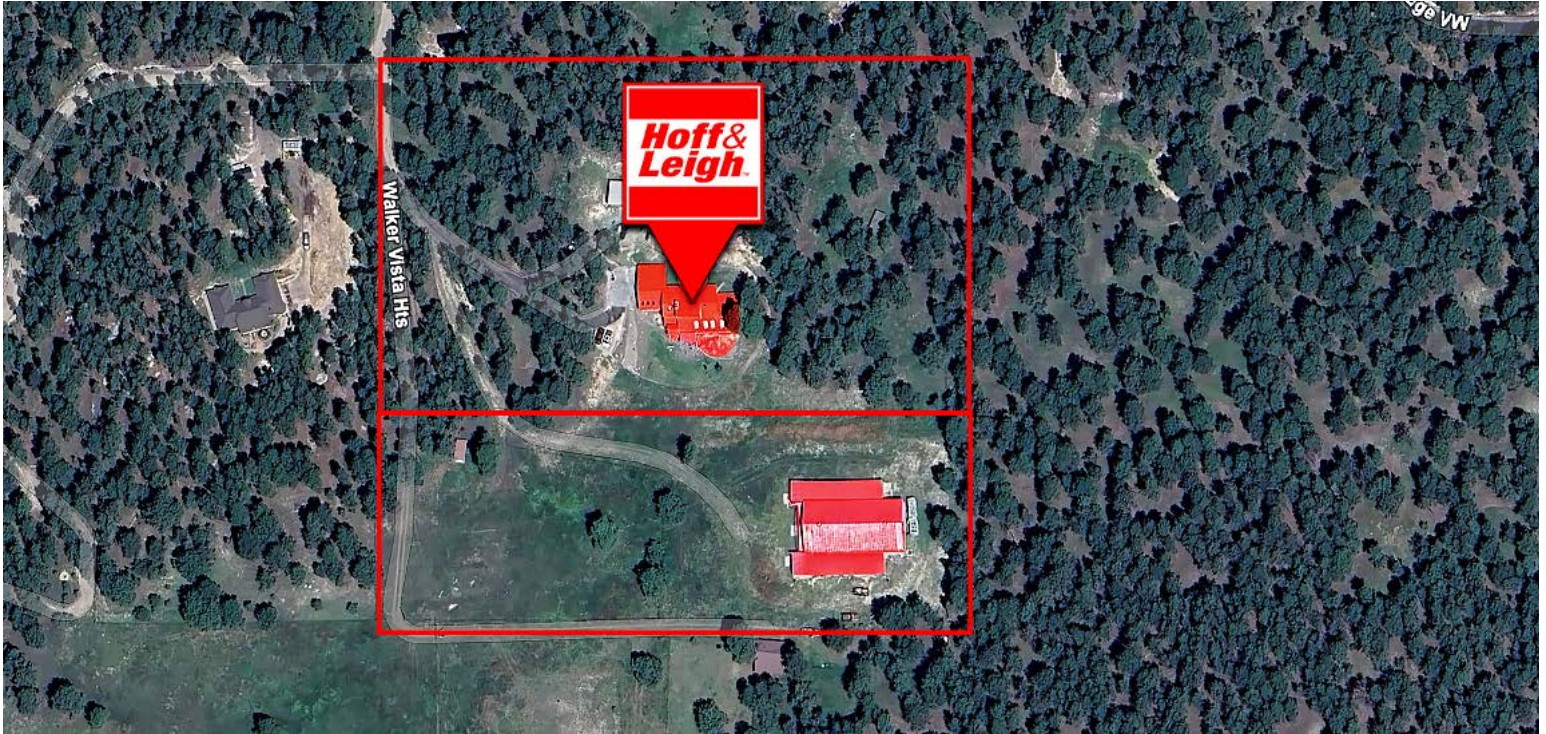
Cross street	VPD	Distance
E Dale St	28,628	0.0
N Union Blvd	7,069	0.1
Knob Hill Ct	5,667	0.1
E Monument St	31,200	0.1
Iowa Ave	3,395	0.2



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