

**BERKSHIRE
HATHAWAY**
HOMESERVICES

ELEVATED LIVING
REAL ESTATE

Foss Park

*3800 Lakota Road
Indian Hills, CO*



Foss Park History

Any history of Foss Park would be incomplete without understanding the personal history of the property, Foss Park and its benefactors, particularly Mrs. Foss. Mrs. Foss moved to Denver from Chicago around 1899 for health reasons, specifically asthma. She and her husband, Martin L. Foss established a wholesale bicycle business which later became a metal, industrial and tool supply business. They joined the First Baptist Church of Denver in 1900 and traveled extensively. They eventually bought a 159 acre ranch in Indian Hills in 1918, where they built a cottage and barn. They preserved the natural state of the ranch, planted trees and flowers, and enjoyed the beauty of the location until 1938. (Excerpt from handwritten letter, dated 1941)

History of Construction

Between 1918 and 1938, Mr. and Mrs. Foss built a 820 square foot cabin, a 288 square foot barn and planted over 1,800 trees on the property. Upon Mrs. Foss' death in 1938, the 158 acre parcel was deeded to the First Baptist Church of Denver. Beginning in 1938 and continuing over the course of more than a decade, the Church built multiple structures on the southeasterly 40 acres of the site for use as a summer camp and church retreat and used the property continuously until 2012. These improvements included: an assembly hall with lodging space, a dormitory building, a picnic shelter, a caretakers cottage, a garage and a dining hall. Of special significance to the site is the 853 square foot chapel that was built by Mr. Foss in 1940 in memory of his wife of 38 years. This structure sits on a prominent location amongst 100 year old Ponderosa pine trees and offers spectacular views of the property. (Excerpt from handwritten letter, dated 1941)



Foss Park Parcels

159 acres

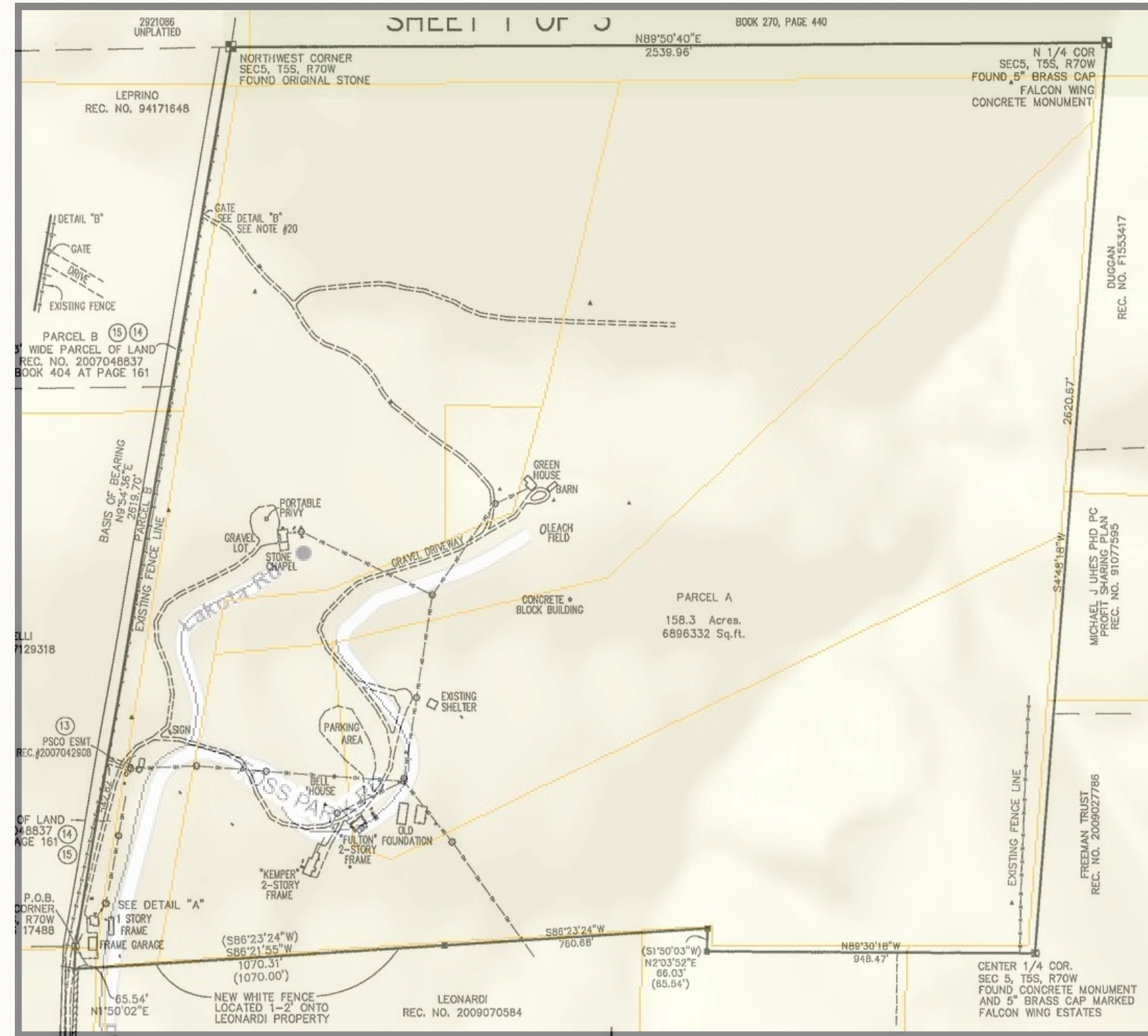
PIN 512155 - 39 acres

PIN 512156 - 2.0 acres

PIN 215807 - 36 acres

PIN 215808 - 38.8 acres

PIN 215809 - 43.3 acres



Hilltop House

Hilltop House was originally built as the caretaker's home in 1941. Remodeled and restored, the home now has all of the modern conveniences including updated electrical, plumbing, HVAC and central air conditioning.



Hilltop House (Interior)

- 3-car detached garage, 1050 Sq Ft, heated, loft/storage area
- Roof replaced 2024
- Pella windows
- Centurylink and Starlink
- Washer/dryer in the lower level
- 2013 - \$175,000 plus renovations

1 Bed | 1 Bath | 1204 SqFt



Foss Cabin

Foss Cabin was originally called the "green house" and includes the 1918 garage (still standing with antique lumber and a Cole wood burning stove). Remodeled and restored, the home now has all of the modern conveniences including updated electrical, plumbing, HVAC and air conditioning.



Foss Cabin (Interior)

1 Bedroom | 1 Bathroom | 813 Sq Ft

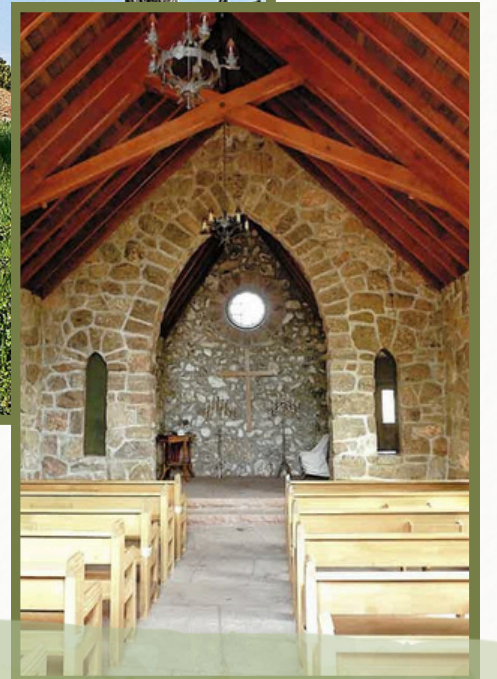
- One bedroom, one bathroom, 813 square feet
- Roof replaced 2024
- Architectural plans available for expansion
- Septic new 2014, maintained by Shirley Septic
- Hydronic baseboard heat and split air conditioning
- Pella windows
- 2013 - \$175,000 plus renovations



Foss Chapel 853 square feet

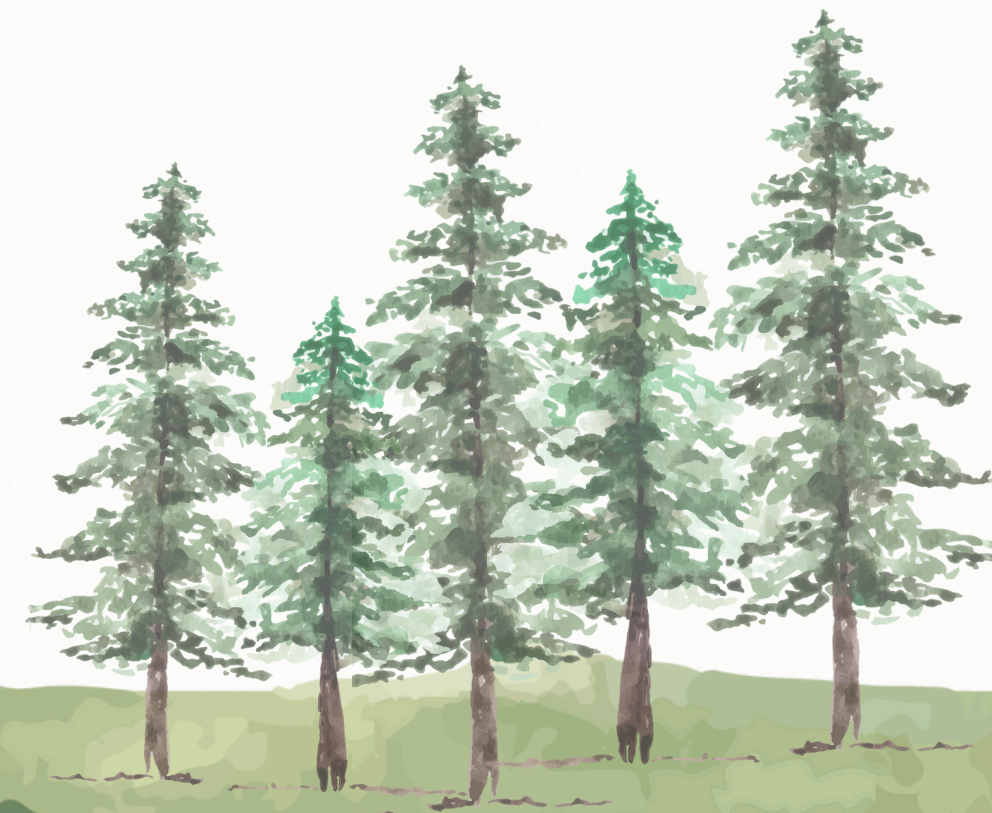
The chapel was built in 1940 and has electricity, church pews, the original fired clay Heinz tiles, stained glass windows, stone floors and a decorative wood ceiling.

Architectural plans are available for a full renovation. Construction drawings are available for complete Kolbe Elevation window replacement. Plans included adding new windows, a sound system and updating the electrical system to add historical and legacy value.



Agriculture Building

- 2100 square feet, built in 2018
- 4-bay Sunward metal utility and storage building, including 4 oversized doors
- Heated (propane)
- 240v power
- Internet
- Fully insulated and lined
- \$400,000 replacement cost



Special Features/Improvements

- Multiple building sites
- All utilities underground
- 4 Transformers - one on each building site
- Gas/Electric lines - buried underground
- 3 - 50 amp charging stations
- Road - 3" asphalt new asphalt 2014-2015
- Gate - stone structure has power
- Annual weed mitigation - 2024, cost was \$7000
- State Farm insurance
- North side adjacent to Little Park, Lair of the Bear (Denver Parks)

Historic Sites



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