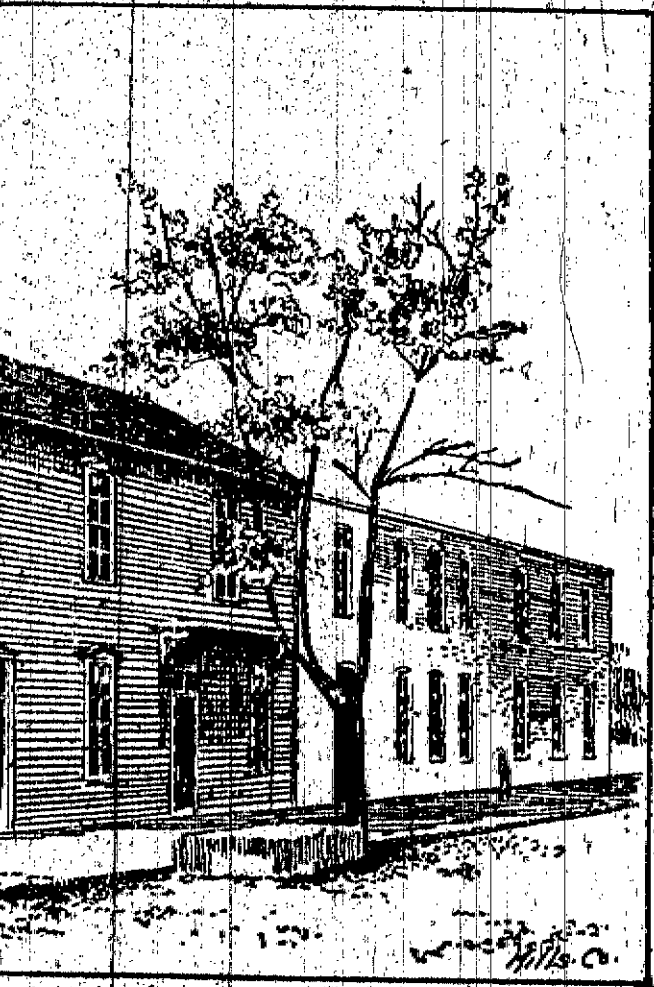


AUSTIN BLUFF.

When the rapid transit line now being constructed to the northeast of the city is completed it will land passengers in one of the prettiest of the suburban places around Colorado Springs, known as Austin Bluff. It is located two miles northeast of the centre of Colorado Springs, far enough away to be entirely free from the smoke and dust of the city and near enough to be convenient for residents. To the north lies a high bluff affording perfect natural protection from wind and storm, and to the southwest the land slopes gently to Colorado Springs. The view of mighty mountains and rolling plains is one of the most famous in the country.

The land has been platted into parks



BUILDING, 1880.

and lots, the latter especially adapted for fine residences, containing from one to four acres each, and the former with artificial aid making one of the great attractions of Austin Bluff as a residence place. The company owning the property has invested many thousands of dollars in a water system, which is one of the most perfect in the west, and furnishes an abundant supply of pure mountain water for domestic purposes and also a plentiful amount for irrigating purposes. The most careful attention has been given to the irrigating system.

Austin Bluff, which is just beyond the city limits, enjoys most of the advantages of the city and avoids the taxes and other disadvantages. The company owning the site intends it to be essentially a suburb of Colorado Springs, and is attracting to it those who are looking for quiet, healthful homes in a charming locality and where land can be had at reasonable rates. A number of handsome residences will be added to the town at an early date, and the prospects are that the evident advantages of Austin Bluff as a residence place will make it the most popular in the neighborhood. The company is sparing no expense in improving it and are daily adding to its attractions.