





Property Summary
 2 Acres
 Browns Creek Frontage
 In house Well/ Septic System
 4200 SF Home
 4 Bedrooms / 3.5 Baths
 Gas & Wood Stoves
 Tile, Concrete & Carpet Flooring
 Wood Siding
 Composition Shingle Roof
 2-Car Attached Garage
 6+ Detached Garage
 RV Parking



**14375 County Road 261 C
 NATHROP, CO 81236**



\$635,000
MLS #232422

www.FirstColorado.com



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 LAND OFFICE**

Your Needs - First

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Your Needs - First

**Unique Mountain Property
14375 Sawmill (CR 261 C), Nathrop, CO**

Beautiful Browns Creek frontage, mountain views, aspen, evergreens, a large home, greenhouse, and huge new garage are all part of this unique property – and there is much more. Picture yourself in a warm Colorado mountain home with ample room for visitors and a garage with space for your boat, RV, ATV, and everything else. Enjoy the year round creek from your sweet gazebo and listen to babbling water from the house. Grow vegetables in your south-facing greenhouse or use it as a sun room. You must see this property to appreciate all it has to offer.

Energy Efficiencies

5 Off-peak Electric Thermal Storage Units

3 woodstoves

1 gas stove (in greenhouse)

Large greenhouse on south side of home produces a lot of heat

1-1/2 inch styrofoam insulation around perimeter of foundation

High efficiency water heater

Greenhouse

525 square feet

Operable windows

Operable shades

Automatic fan removes heat

Gas stove

Off-peak Electric Thermal Storage Unit

Browns Creek

Property goes to middle of creek

Year round flow

Bridge on this property

Level access to creek

Gazebo on creek

Listen to the sound from the house

Other Features

Thousands of day lilies, iris, and other perennial flowers add to the beauty of the property

80 gallon insulated water heater

Most windows and sliding doors are new

Remodeled kitchen with solid surface Silestone countertops

Several “extra” rooms could be dedicated to crafts, gym, hobbies, etc.

Two utility rooms with sinks

Multiple decks

Large detached garage (1584 square feet) built in 2009

Two-car attached garage

Hot tub indoors with two sliding glass doors for cross-ventilation





Inclusions: 2 Refrigerators, stove, dishwasher, trash compactor, hot tub, gazebo, old mining cart

Exclusions: Grow lights in sunroom, outside yard art and arches, D-Moines bricks, a few plants from yard.

Negotiable: Fiberglass greenhouse and 300 gallon water tank.