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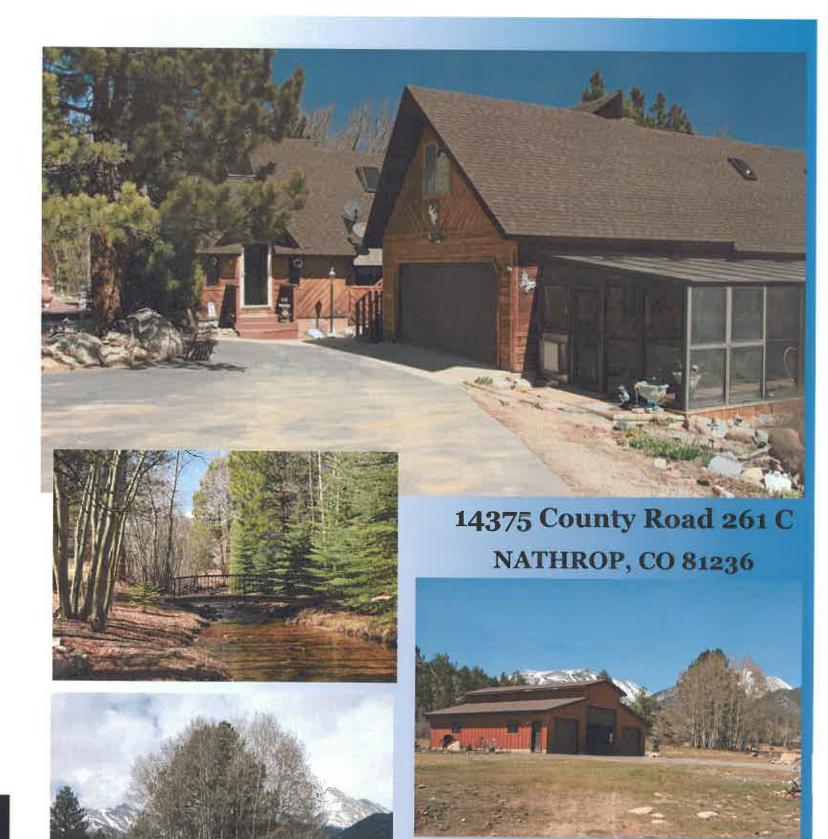
FIRST COLORADO LAND OFFICE

Your Needs - First

7385 W. Highway 50 ~ Salida, CO 81201

JEANINE ZEMAN, BROKER ASSOCIATE

Office 719.539.6682 Cell 719.207.3412 e-mail: zeman@firstcolorado.com







\$635,000 MLS #232422



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.

<u>Energy Efficiencies</u> 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



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





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.