



NANCY HOLLEN, GRI, CRS, SRES
BROKER ASSOCIATE
719.539.6682
Cell 719.530.1217
nancy@nancyhollen.com
7385 W. Hwy 50 / PO Box 749
Salida, CO 81201



**FIRST COLORADO
LAND OFFICE**

Your Needs - First

1403 County Road 47
Howard, CO 81233



\$509,000 MLS #232308

PROPERTY AT A GLANCE

9.87 Acres

2272 SQ FT

2 Beds/2 Baths

**Heating: Forced Air, Fireplace,
Wood Stove**

Domestic Well & Septic

Hardwood, Tile & Vinyl Flooring

Exterior: Wood & Metal Roofing

2 Car Detached Garage

Carport

2014 Taxes: \$887

This is everyone's Colorado Dream. A home in the mountains with a stream, two ponds filled with trout and tall pine trees. This home sits on 9.87 beautiful, private acres. It is less than 5 minutes to Hwy 50 and the Arkansas River and still only 20 minutes to Salida. The home has a beautiful family room with a large wood burning fireplace plus an impressive master suite, which were both added on to the existing house. The kitchen has been totally remodeled as well as the handicap accessible bathroom. In the summer you could even use the upstairs as a dorm room to sleep all of your friends. And with the great location, tall pine trees, green grass, huge deck and trout filled ponds, you will never lack for company to enjoy your mountain paradise. The seller is leaving the two pedal boats for you to enjoy as well.

DIRECTIONS: Take Hwy 50 to CR 47 (Cherry Creek Rd.) Go approximately 1 mile to Home for Sale arrow on right (Cork Place Rd.) First house on left.



All data, measurements, square footage, etc. deemed reliable.
No warranties or representations expressed or implied.

www.FirstColorado.com

