



**No more utility bills! This private 80 acre horse property borders BLM, has a creek running through, is treed with tall timber and pinon, has terrific mountain views, and is secluded and private.**

**The custom 4032 SF off-grid home has many amenities:**

**2 Domestic wells**

**Creek on property**

**Water rights to spring on property**

**2x6 Wall Construction with 6" insulation is wall on main level**

**6x8 Log siding (main level walls are 12" thick)**

**Floors and roof are 3/4" tongue-and-groove plywood**

**Floor joists are 2x12 Southern Yellow Pine**

**Main level with 1-1/2" light weight concrete and tile**

**Commercial steel roof**

**In-floor hot water heat**

**Burnham Boiler (164000 BTU)**

**86 Gallon pressure tank**

**50 Gallon energy efficient water heater**

**300 Gallon, 35'x75' water storage**

**Basement plumbed for sink**

**High Altitude Anderson windows; Window Sills are marbled tile**

**2 Exterior doors in walk-out basement are commercial steel**

**Oak kitchen cabinets with pullouts and pantry**

**Oak 6-panel doors**

**6-Burner commercial cook stove**

**Over 600' of TREX decking**

**3 Bedrooms, 4 Baths, and an Office**

**5 Walk-in Closets**

**In-floor radiant heating**

**Tile, Hardwood & Carpet Flooring**

**24x24 Barn with loft & overhead door to accommodate RV parking**







**Inclusions:**

**Range/Oven; Microwave;  
Washer; Dryer**

**Exclusions:**

**Sellers' Personal Property;  
Gas Refrigerator & Freezer;  
Heating Stove; Storage Shed;  
Propane Tank; Dog Kennels;**



**Exclusions,: Generator; All Free-  
standing Metal Cupboards; All  
Shelving in bonus room, pantry &  
furnace room; Antique Wardrobe in  
upstairs bath; No Shelving on walls;  
Cut & Split Wood**





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





**Property Summary**  
 80 Acres  
 Borders BLM  
 2 Domestic Wells / Septic System  
 Creek Runs Through Property  
 4032 SF Home  
 3 Bedrooms / 4 Baths  
 Solar Power  
 In-Floor Heating  
 300 gal. Water Storage  
 Tile, Hardwood & Carpet Flooring  
 D-Log Siding / Commercial Metal Roof



**5472 SAND ROAD  
 HOWARD, COLORADO**



**\$599,995**  
**MLS #232214**

**www.FirstColorado.com**



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