



BOB BURKART, ePRO, GRI, ABR
BROKER ASSOCIATE
 719.539.6682
 Cell 719.221.0672
 Bob@BobBurkart.com
 7385 W. Hwy 50 / PO Box 749
 Salida, CO 81201



52563 County Road LL56
Villa Grove, CO 81155



\$249,900

MLS #231809

PROPERTY AT A GLANCE

1794 SF 2-Story Home

Built in 1987

9.85 Acres

**Heating: Propane Forced Air,
Space Heater & Wood Stove**

In-house Well / Septic System

**Carpet, Hardwood & Ceramic Tile
Flooring**

Stucco Exterior

Metal Roof

Apartment Above Garage

2-Car Detached Garage

Great views from this home! Enjoy full time Colorado living or a place to escape in your time off. Thousands of miles of National Forest and BLM land for ATVing, hunting or hiking just a mile away. This charming home is very functional with the master on the main level, loft bedroom with deck and outside entrance, lots of storage, sunroom and 2 car detached garage with a bonus apartment above the garage so you and your guests can both have some privacy. This D-log home has a stucco exterior for less maintenance.

Inclusions: Refrigerator; Range/Oven; Microwave; Dishwasher; Freezer; Washer; Dryer; and the cook stove, microwave and refrigerator in the apartment.

Exclusions: Sellers' Personal Property

DIRECTIONS: From Poncha Springs go South on Hwy 285. Just before Villa Grove, turn West on LL56 for 5.0 miles to mailboxes on right. Take Augusto Circle to home.



All data, measurements, square footage, etc. deemed reliable.

No warranties or representations expressed or implied.

www.firstcolorado.com

