

FLY FISHERMAN'S PARADISE

***41200 North Highway 24
Buena Vista, Colorado***



Presented by Jeff Post
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First _____
COLORADO LAND
_____ *Office*

FirstColorado.com



This beautiful custom home sits on 13.67 acres with 3000 feet of frontage on both sides of the Arkansas River.

Sit back on the patio and listen to the river flow by.

1.5 story home with crawl space and ICF foundation.

Frame Siding

Metal Roofing

Energy Efficient





Beautiful River Views



***Double Sided,
Floor to Ceiling Rock
Fireplace (Gas)***



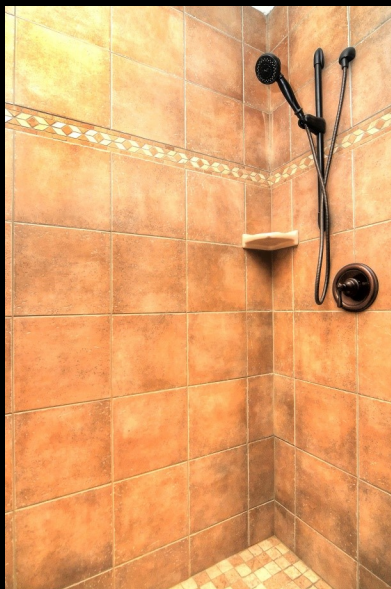
Large Kitchen with lovely views
Breakfast Bar
Tile Floor with in-floor heat
Stainless Steel Appliances

Family Room





MASTER SUITE





Two additional bedrooms and 1.5 baths



***712 SF Detached Garage
Large enough to store ATV's,
a Boat, a Jeep—all the toys
to play in the mountains***





***Property includes private river frontage on both sides of the
Arkansas River***

Fish year round on dry flies

Fishing holes that are 10-12 feet deep

Only a small amount of commercial rafting coming through



***PROPERTY BORDERS BLM LAND
OFFERING PRIVACY AND AC-
CESS TO THOUSANDS OF ACRES
FOR NEARLY UNLIMITED REC-
REATIONAL OPPORTUNITIES***



***Within minutes you can be at
Clear Creek Reservoir for
boating and lake fishing
or***

***Hiking the Colorado Trail
or***

***ATV'ing Public Lands
or***

***Hunting, Camping, Climbing a
14'er, Snowmobiling, Snow-
shoeing, and more!***

