



### LISTING AGENT

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ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

# 255 Meadow Drive

Coaldale, Colorado 81222

**~PRICE REDUCED~**



## Perfect for Animals & People Too!

**DIRECTIONS:** Hwy 50 to CR 6 (Hayden Creek Rd.). Take CR 6 and go rt. On CR 45 for 3/10ths mile,  
Go left on Meadow Dr. for 2/10ths mile to property straight ahead.



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*This large 2310 sq. ft., 3 bedroom, 3 bath home on 14.96 acres is nestled in the trees and picturesque setting of beautiful snowcapped mountains and endless views. The 36' x 48' insulated, metal barn has water and electric and is ready for you to design the interior. Ideal location for your horses, livestock and toys. Lots of big game and other wildlife. Seller will pay for the well augmentation to allow outside watering and/or domestic livestock watering. Huge kitchen with beautiful hickory wood cabinets, plenty of storage and room for a large table. The master bedroom has a walk-in closet and ¾ bath. If you enjoy entertaining, the spacious living room, delightful sunroom and large family room will accommodate all your guests. Property is close to Arkansas River fly fishing, Monarch Ski Area, the quaint town of Salida, and endless public land for hiking, camping, ATV riding and so much more.*



PROPERTY AT A GLANCE

2310 SF Home

14.96 Acres

36' x 48' insulated metal barn

3 Bedrooms/3 Bath

Carpets, Laminate & Vinyl Flooring

Well & Septic System

Wood Siding Exterior

Metal Roofing

12 x 20 haybarn/storage shed

8 x 12 storage building

2016 Taxes: \$824

