



LISTING AGENT

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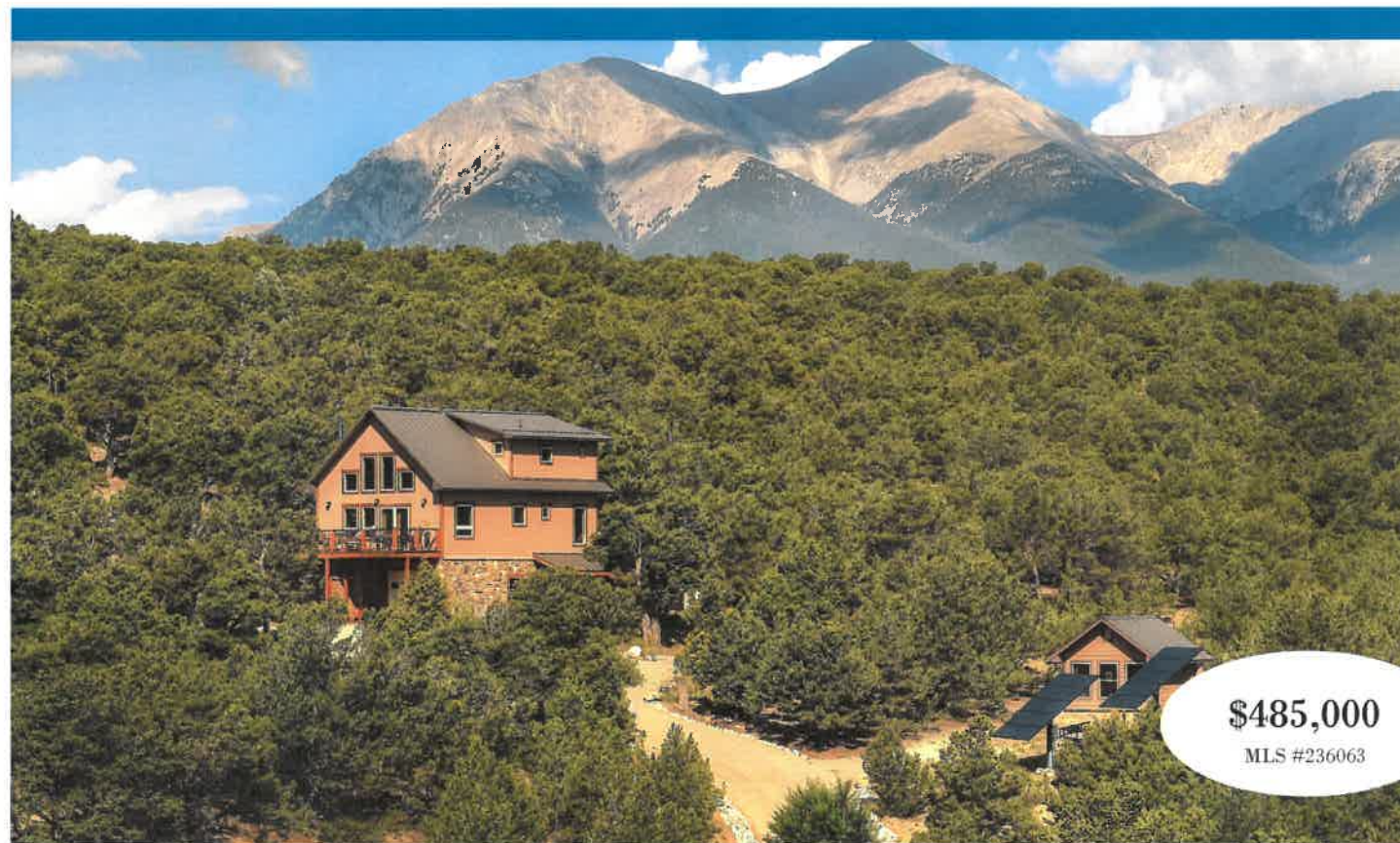
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FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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

8875 Antlers Trail

Salida, Colorado 81201



\$485,000
MLS #236063

Beautiful, Energy Efficient Home



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Delightful and unique...

custom home with high performance energy efficiencies and grid-tied SOLAR. Utilities average \$40/month! Solidly built home with contemporary design and deluxe custom touches. Earthy and dramatic, this home is one of a kind. The picturesque setting includes commanding views, outdoor space that is groomed yet natural, and trails that go for miles into BLM land bordering the property. Heated garage, 200 sq ft studio and fenced garden area complete this special property.



PROPERTY AT A GLANCE

2.19 Acres
1756 SF Home + 200 SF Studio
Built In: 2009
2 Bedrooms/1.75 Bathrooms
Baseboard Electric/Solar, Wood Stove Heating
Carpet, Hardwood & Tile Flooring
Augmented In-House Well, Septic System
Stone & Synthetic Stucco Exterior
Metal Roofing
2 Car Attached Garage
2016 Taxes: \$1,704



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8875 Antlers Trail, Salida,
Eagle Moon Ranch

ENERGY EFFICIENCY

- 4.2 KW SOLAR System (grid -tied) – 100% on grid. The system tallies the amount of voltage acquired by the solar system and that amount is subtracted from the Xcel electric bill. Typical electric bill averages about \$40/month (with a hot tub). With more energy conservation, the bill could be zero or even get a payback from the electric company.
- Passive solar orientation
- High Density Fiberboard (HDF) and BATT insulation in walls and ceiling
- Programmable thermostat
- All windows are WeatherShield Vision 3000 with low E glass
- Heated and insulated garage
- Garage Doors are insulated with 2 inches of foam
- H300 Wood Stove EPA certified
- High Efficiency Appliances and water heater
- Low Flow toilets and shower heads
- Hot water recirculation pump
- Xeriscaping



INDOOR AIR QUALITY

- No or low VOC paint
- Radon Mitigation system

LOW MAINTENANCE

- Standing Seam Metal Roof with 2 foot overhangs
- Low maintenance stucco and stone exterior
- Trex no maintenance decking
- Ten-foot high poured concrete on all basement walls

ADDITIONAL FEATURES

- Well augmentation allows for watering of 1400 s.f. of lawn/garden
- 200 s.f. south-facing finished studio with electricity (not included in home's 1756 s.f.)
- Borders BLM – easy access to miles of trails from the lot
- Natural gas at road
- Raised garden beds
- New hot water heater and refrigerator