



J. Martin Epp
Broker Associate
719-221-1642 cell



epp@firstcolorado.com

Jeanine Zeman
Broker Associate
719-207-3412 cell



zeman@firstcolorado.com

LISTING AGENTS

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.

403 Scott Street

Salida, Colorado 81201



\$525,000

MLS #235230/235234

Graceful Oasis with C1 Zoning!



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.

Graceful oasis in Salida city limits includes a large distinctive home, studio, big workshop and over an acre of prime property. Burnished finishes, historic details and contemporary design create a unique and timeless home. Ample space inside and out for entertaining and family gatherings. Newer windows, upgraded electrical, fruit trees, gorgeous landscaping. Community access to the Arkansas River. Walk downtown. C1 Zoning allows for a wide variety of potential commercial uses and development.

The Grounds

Fruit trees – Honey Crisp, sweet cherries, 2 Harel Red Apples

Sprinkler system in back and for trees in front

Beautiful trees and landscaping

Studio and workshop

Ground level Trex deck

The Home

Newer windows, 8 yrs old

6' pocket doors

Oak Floors

Your own personal saloon

Electrical upgraded less than a year ago

2 laundry connections – one up in 3rd bedroom, one down near bar

Utility sink in mudroom

Original Victorian Coal fireplace in master bedroom

Basement storage and large attic space

More Features

Up and coming part of town

Community access to river

City water

Extra-large septic; replaced pipe to leach field within past few years

Potential for subdivision



PROPERTY AT A GLANCE

1.06 Acres
3198 SF Home
3 Bedrooms/2.75 Baths
Heating: Natural Gas Radiator
City Water & Septic Sewer
Hardwood & Laminate Flooring
Exterior: Brick
Roofing: Architectural Shingle
2015 Taxes: \$2,506

**403 Scott Street
Salida, CO 81201**



*Home on 1.06 acres is \$525,000
MLS #235230/235234*

Special Features

Graceful oasis in Salida city limits includes a large distinctive home, studio, big workshop and over an acre of prime property. Burnished finishes, historic details and contemporary design create a unique and timeless home. Ample space inside and out for entertaining and family gatherings. Newer windows, upgraded electrical, fruit trees, gorgeous landscaping. Community access to the Arkansas River. Walk downtown. C1 Zoning allows for a wide variety of potential commercial uses and development.

Inclusions: Refrigerator, stove, dishwasher, microwave, upright freezer, pool table, built-in TV, 2 small fridges, custom shelving.

Exclusions: Wood stove (studio), weaving loom and concrete bird bath.

The Grounds

- Fruit trees – Honey Crisp, sweet cherries, 2 Harel Red Apples
- Sprinkler system in back and for trees in front
- Beautiful trees and landscaping
- Studio and workshop
- Ground level Trex deck

The Home

- Newer windows, 8 yrs old
- 6' pocket doors
- Oak Floors
- Your own personal saloon
- Electrical upgraded less than a year ago
- 2 laundry connections – one up in 3rd bedroom, one down near bar
- Utility sink in mudroom
- Original Victorian Coal fireplace in master bedroom
- Basement storage and large attic space

More Features

- Up and coming part of town
- Community access to river
- City water
- Extra-large septic; replaced pipe to leach field within past few years
- Potential for subdivision



Property At A Glance
1.06 Acres
3198 SF
3 Bedrooms / 2.75 Baths
Heating: Natural Gas Radiator
City Water & Septic Sewer
Hardwood & Laminate
Flooring
Exterior: Brick
Roofing: Architectural Shingle
2015 Taxes: \$2506

