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**FIRST COLORADO
LAND OFFICE**

Your Needs - First

TBD Evans Ave
Poncha Springs, CO 81242



\$49,000

MLS #230190



Does this lot pass the lot quiz? See for yourself.

Is it affordable? YES! This .16 acre lot in Poncha Springs is priced at \$49,000.

Are there covenants? NO! There are no covenants. There is not an HOA. This lot is grandfathered in for the ability to build a duplex.

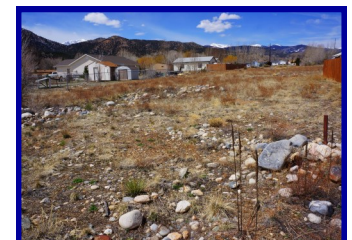
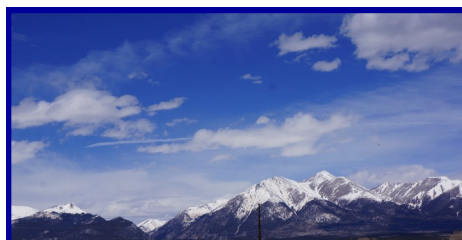
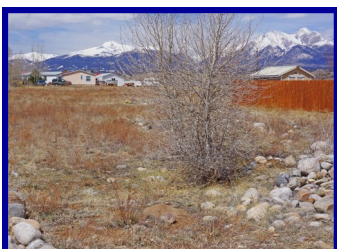
What about the location? From the house you could build on this lot in this quiet neighborhood, you would have about a 15 minute drive to Monarch Ski Area and National Forest. Fish, hunt, hike, view wildlife, mountain bike, snow mobile, cross country ski, ATV, jeep – unlimited recreational opportunities literally minutes from your door. Historic Downtown Salida, shopping, restaurants, art galleries, and the other great amenities in the area are a few minutes away.

Are there views? YES! This lot has a great view of Mount Shavano. Imagine watching the “angel” from your kitchen window or the seasonal color kaleidoscope nature offers from the shades of green in spring and summer to bright red, orange, and gold in autumn, and then winter’s pure white.

What about taxes? The taxes on this lot in 2014 were \$455.

When can I see it? Any time, just give us a call or stop by.

DIRECTIONS: From Highway 50 in Poncha Springs turn right on to Hulbert Ave, Right on Palmer; Left on Poncha Ave; Left on Evans; Lot is between 1st and 2nd houses on left. Side.



All data, measurements, square footage, etc. deemed reliable.
No warranties or representations expressed or implied.

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