



LISTING AGENT

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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.

35400 County Road LL56

Villa Grove, Colorado 81155



\$899,900

MLS #8211725

*Beautiful Custom Log Home
on 39+ Treed Acres with Creek Frontage*



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Colorado Living at it's Best!

Beautiful Custom Log Home on 39 plus treed acres with creek frontage the length of the property. This home is built to take in the best mountain and valley views. No covenants, bridge over the creek and year round access off a county road. This custom home boasts vaulted ceilings, huge picture windows, log beams, open loft over living area, two "see through" fireplaces to the outside, open floor plan with 4 bedrooms, 3 1/2 baths, Master suite, and mother in law set up on the lower level. Outside living space includes a 1900 sq foot wrap around deck with views of the Rio Grande National forest. Two car garage attached and a 2670 square foot out building used for work-shop, RV storage, ATV's and a set up on the back for horses. Along the creek side there is plenty pasture for grazing livestock. The property is private yet accessible year round. Miles of trails for hiking, ATV's & snowmobiling. Enjoy the views with a cup of coffee from the deck with the outdoor fireplace both morning and evening.



PROPERTY AT A GLANCE

39.51 Acres
3317 SF Custom Log Cabin; Built in 2004
2670 SF Building Workshop/RV/ATV Storage and Horses
4 Bedrooms & 3 1/2 Bath
Hardwood, Carpet & Tile Flooring
Propane Radiant Heat & 2 "See Through" Gas Log Fireplaces
Domestic Well & Septic System
2 Car Attached Garage
1900 SF Wrap Around Deck
Grazing Lease in Place for Lower Taxes
Horse Property & Fenced
Creek Frontage - Length of the Property
2016 Taxes: \$1,442 - Senior Taxes

