



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.

12497 County Road 140
Salida, Colorado 81201



Charming 1.5 Story Home



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Enjoy your morning coffee and the stunning mountain views from this charming 1.5 story home with oversized 2 car attached garage. Bring your horses or other 4-H animals and enjoy country life at its best within a 10-minute drive of Salida. This horse property offers it all only minutes from Salida, Monarch Ski area and Mount Princeton Hot Springs Four bedrooms with master on the main level, the 3 bedrooms upstairs all have their own closet, doors were intentionally left off but could easily be installed. The main floor has a functional open floor plan suitable for a growing family or entertaining friends. Upstairs the kids have their own recreational/media area. The 4.82 acres are irrigated with the 3/4 Missouri Park Ditch shares, currently in grass hay that can be cut and baled or pastured. The views are breathtaking in all directions, yet the site is flat providing easy year around access just off the County Road. Well has been augmented for an additional single-family home.



PROPERTY AT A GLANCE

- 4.83 Acres
- 1,730 SF; Built in 2007
- 4 Beds, 1 (Full) & 1 (1/2) Baths
- Tile & Laminate Flooring
- Propane Forced Air Heat, Wood Stove
- Septic & Augmented Well
- Equestrian Property
- Barn/ Storage Shed
- 2 Car Attached Garage
- No Covenants
- 2018 Taxes: \$1,655



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