



**Directions:** From Buena Vista, travel south to Hwy 24/285 turn east toward Trout Creek Pass for 1.8 miles, turn left on County Road 304. Take first right at the T across from Collegiate Peaks Recreational Site sign, travel 1.2 miles to Big Sandy Way street sign, turn right, drive through the parking area. Follow Forest Service Road 376A approximately 1.1 miles to the Big Sandy gate, gate code required to open. Follow road, watch for real estate for sale sign on the right, take driveway to the house.



## LISTING AGENT

Julie Kersting  
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719-395-7840 Cell



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FirstColoradoBV.com - 719-395-0200 - 306 E. Main Street, Buena Vista, CO 81211

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

# 30102 Big Sandy Way

Buena Vista, Colorado 81211



\$749,000  
MLS #8258463

## Sweet Mountain Home in Tranquil Location



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*Tranquility describes this Colorado mountain location & sweet 2 bedroom mountain home tucked up next to National Forest. Situated on a 40 acre parcel in a gated community with the most pristine mountain peak views across the valley capturing views to the west. This 1876 square foot home includes 2 spacious bedrooms, open concept main floor, abundance of windows & flexible use of space inside & out. Efficient kitchen with large pantry, counter top dining as well as a full dining room table opening to a comfortable living room with wood stove and views. Engineered hardwood floors, built-in shelves, as well as main floor bedroom, laundry & full bath for one level living. Upper floor hosts breathtaking views of the Fourteeners & spectacular rock outcroppings. Enjoy the early mornings & cool evenings under the covered deck with an outdoor wood stove for hours of enjoyment. Private road creates a peaceful retreat & access to the miles of recreational activities. Attached 1 car garage.*



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**PROPERTY AT A GLANCE**

40.20 Acres  
1,876 SF Home; Built in 2007  
2 Bedrooms & 2 Baths  
Carpet & Hardwood Flooring  
Wood Stove  
Electric Hot Water Baseboard Heat  
Domestic Well & Septic System  
1 Car Attached Garage  
Annual Hoa Fee: \$300  
Borders Natural Forest  
2018 Taxes: \$1,676

