



**Directions:** Head north on Holmen Ave, toward K st. continue onto Airport Rd. turn right onto Co Rd. 144



**First**  
**COLORADO LAND**  
Office



Post@FirstColorado.com



*Jeff Post*  
Owner/Broker, GRI  
719-539-8909 Cell

**LISTING AGENT**

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.

# 8480 County Road 144

Salida, Colorado 81201



**\$795,000**  
MLS #3040971

*Gorgeous Custom Home Built, Perfectly  
Positioned to have 360 Views*



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*Walking distance to Frantz Lake! This ranch style home is located a mile from town, within walking distance to the lake and positioned perfectly to have 360 degree views of all surrounding mountain ranges. Inside is spacious with four bedrooms and three bathrooms. The main entry walks up to a large, covered entryway and lets you into the home's foyer. On either side of the foyer is a formal dining room and living room. The kitchen and guest bedroom are located on the east side of the home and two other bedrooms with a shared full bath and the master suite are located on the west side. All rooms are heated with a hot water baseboard system. Each room has large windows and phenomenal views. All lights in the house have been switched over to LEDs. The average power bill is about \$45/mth! The covered car port takes you over to the three car garage. It has been finished on the inside and is wrapped in great storage shelves. The wrap around driveway is finished in chip seal. This property does get to take advantage of the ditch irrigation for the lawn. Great location for out of town living with trails, golf course, lake, and F Street all nearby!*



**PROPERTY AT A GLANCE**

5.76 Acres  
2567 SF Home; Built in 2001  
4 Bedrooms & 3 Baths  
Foyer; Formal Dining Room;  
Carpet & Tile Flooring  
Hot Water Baseboard Heat & Gas Log Fireplace  
Domestic Well & Septic System  
Stucco Exterior & Composition Shingle Roofing  
Chip Seal Driveway  
3 Car Detached Garage  
Annual HOA Fee: \$275  
2018 Taxes: \$1,613



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