

Directions: Take LL56 to HH50. Follow HH50 to a left on 46AA up Ute Pass. Pass Wheeler Drive. Take a right before Ute Pass. House is up the hill on the right.

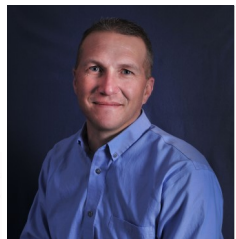
LISTING AGENT



Jeff Post
Owner/Broker, GRI
719-539-8909 cell



First
COLORADO LAND
Office



Post@FirstColorado.com



29775 County Road 46AA

Villa Grove, Colorado 81155



\$397,000
MLS #4219136

This is an Accessible Mountain Retreat!



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

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There is so much space in this 3 bedroom, 2 and a half bathroom home. A bedroom & bathroom are conveniently located on the main floor with the kitchen and living area. The living room on this level has huge windows letting in the views around the yard and a wood stove that will cozy up the entire floor with heat. Upstairs has two good sized bedrooms, another full bath, & a bonus area. A wall of bookshelves is downstairs in the study with a second wood stove. There is a one car attached garage and a utility room with a half bath downstairs as well. The house is heated by electric baseboards, the woods stoves, & a boiler system that sends hot water into a heat exchanger which services the forced air system. The attached garage & two car detached garage are both heated. Above the two-car garage is a bonus room with a composting toilet, a bar area with a fridge, and a wrap around porch. This property has a lot to offer and is priced to sell!



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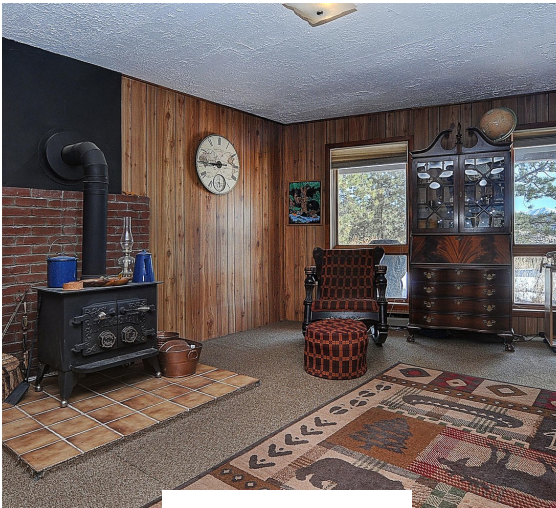
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Upper Level

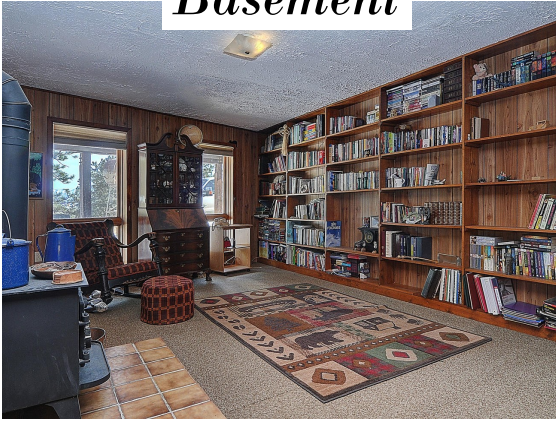


PROPERTY AT A GLANCE

- 5.02 Acres
- 2,796 SF Home; Built in 1983
- 3 Beds, 2 (Full), 1 (1/2) Baths
- Carpet, Vinyl, Linoleum Flooring
- Electric Baseboard, Propane Forced Air Heat
- 2 Wood Burning Stoves
- In- House Well & Septic System
- Wrap Around Deck
- 1 Car Attached Garage
- 2 Car Detached Garage
- Bonus/Game Room Above Detached Garage
- 2018 Taxes: \$1,318



Basement



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