



Directions: From Salida take highway 50 to CR 111 (light at Walmart) and turn left (south). Drive around the bend and take your first left onto CR 111B. Driveway is third driveway on the left.



LISTING AGENT

Beatrice Price
Broker Associate
719-221-2647 Cell



First
COLORADO LAND
Office

Beatrice@FirstColorado.com



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.

6955 County Road 111b

Salida, Colorado 81201



NEW PRICE
\$879,000
MLS #6656060

Best location in Salida!
Five minutes from downtown on 2.67 acres.



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.

This custom Mediterranean style home was built in 2004 and has been well-cared for. With three large bedrooms including a HUGE master bedroom suite, three full bathrooms, a separate laundry room, mud room & separate office near the front door, this 3,412 square foot home is warm and spacious. A formal dining room has been used as a sun room since there is a generous eat-in area next to the kitchen. A wood burning stove heats the home efficiently in the winter and there is also radiant floor heating for additional heat. The two guests bedrooms (the kids' wing) are located on one side of house's first floor, with a double sink bathroom and a study nook which is carved out in the hallway. The kitchen features knotty alder custom cabinets and granite counter tops and a large pantry. The kitchen area is open to the family room and the flooring is both slate tile and carpet. The industrial side of the first floor features the laundry room, another full bath, a mud room and a spacious area to come into from the double car attached garage, all with stained concrete floors. The entire upstairs is the master suite, including master bathroom with round sliding shower pod and soaking tub and very large master closet. In addition to the two car attached garage, the property features a three car detached garage with additional second floor/attic storage. The landscaping is mature with a large lawn and garden area and a green house. This is a must-see property in a very desirable location. The HOA is no longer active and you can have horses, chickens, goats - whatever your heart desires. The well is augmented and the riding lawn mower stays with the property.



PROPERTY AT A GLANCE

2.67 Acres
3,412 SF Home; Built in 2004
3 Bedrooms, 3 Baths, Formal Dining Room & Office
Master Suite is the Entire Upstairs
Tile, Carpet & Concrete Flooring
Radiant In-Floor Heat; Wood Stove in Family Room
Augmented Well & Septic System
2 Car Attached Garage
3 Car Detached Garage with Upstairs Storage Space
Horse Property
Mature Landscaping & Sprinkler System
No HOA/Covenants
2019 Taxes: \$2,798



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.

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.