



Directions: Highway 285/24 to County Road 198 in Nathrop. Take first left on Ruby Mountain Lane, and property will be on your left.



LISTING AGENT

David Trenkle
Broker Associate
720-212-8344 Cell



First
COLORADO LAND
Office



David@TeamTrenkle.com



11458 Ruby Mountain Lane

Nathrop, Colorado 81236



NEW PRICE
\$378,000
MLS #3665176

*Well Maintained & Many Improvements
on 1.12 Acres*



FirstColorado.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.

FirstColorado.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.

MOVE IN READY! This home has been well maintained with many improvements including: new laminate flooring, new built-in stainless-steel appliances, fresh paint and many new windows. A fire pit, recently planted trees, raised flower beds, lilac shrubs and raspberries accent your outdoor living experience. Located in a quiet neighborhood in Nathrop, CO, this house has easy access off Hwy. 285 to Buena Vista and Salida. Two large decks provide a great retreat to start your day with views of Sugarloaf and Ruby Mountains, and close your day with a sunset over Mt. Princeton and the Collegiate Peaks. Buried propane tank and electrical lines mean no unsightly utilities to obstruct your views. Augmented well allows for outdoor irrigation for gorgeous summer flowers and recently planted trees.



FirstColorado.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.



FirstColorado.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.

PROPERTY AT A GLANCE

- 1.12 Acres
- 2,052 SF Manufactured Home; Built in 1999
- 4 Bedrooms & 3 Baths
- Office/Den & Bonus Room
- New Laminate Flooring
- Propane Forced Air Heat
- In-House Well w/Irrigation & Septic System
- Wood Siding Exterior & Architectural Shingles
- 2 Car Attached Garage
- Front & Back Decks
- No HOA or Covenants
- 2019 Taxes: \$1,046

