





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







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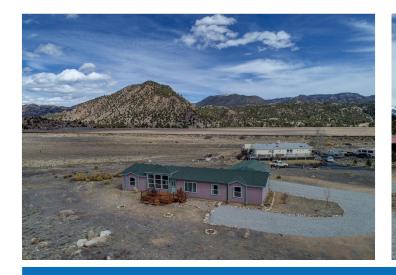


FirstColorado.com - 719-395-0200 - 306 E. Main Street, Buena Vista, CO 81211

## 11458 Ruby Mountain Lane Nathrop, Colorado 81236



Well Maintained & Many Improvements on 1.12 Acres





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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.







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## 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







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