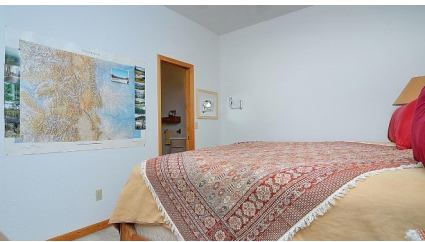




*~1380 sf Morton Barn~
725 sf Apartment
Garage & Workshop*



LISTING AGENT

Cathy Chochon
Broker Associate
719-207-3651 cell



cathy@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.

45625 County Road PP46

Villa Grove, Colorado 81155



\$879,000
MLS #3793494

*The quiet getaway you've been looking for!
Panoramic Views & Energy Efficient*



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This exceptional high alpine property...

features a 3,368 square foot Deltec clear spanned roof system home, offering an open floor plan with panoramic views and energy efficiency. Designed to maximize space and views, this 2 bedroom, 2 and 1/2 bath spacious home with in-floor heat is detail-rich. It is accentuated with beautiful aspen ceilings, walnut floors, and beetle kill pine trim. The 1,380 sq ft Morton Building houses a workshop, plenty of parking for vehicles and toys, and a 725 sq ft one bedroom, 3/4 bath, apartment. Great outdoor living on 40 acres of prime secluded land with two creeks, bordering National Forest, near the ghost town of Bonanza, and access to hundreds of miles of trails. Live in the heart of Colorado, near hot springs and skiing, within an hour of the charming town of Salida (offering shops, galleries, rafting, & Gold Medal fishing). Offered as mostly furnished, this well cared for residence is the quiet getaway you've been looking for. Call today for a tour!



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PROPERTY AT A GLANCE

40 Acres - Featuring 2 Creeks & Bordering National Forest
3368 SF Home; Built in 2006
Deltec Clear Spanned Roof System
2 Bedrooms & 2 1/2 Baths
Furnishings Included
Aspen Ceilings, Walnut Flooring & Beetle Kill Pine Trim
Propane Radiant Heat
2 Septic Systems & 2 Water Systems - Domestic Well
1 Car Attached Garage
1380 SF Morton Building Finished & Heated
725 SF 1 Bed & 1 Bath Apartment
Annual HOA Fee: \$275 - Road Maintenance
2017 Taxes: \$1,580 - 10 Acres Leased for Ag Tax Status



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