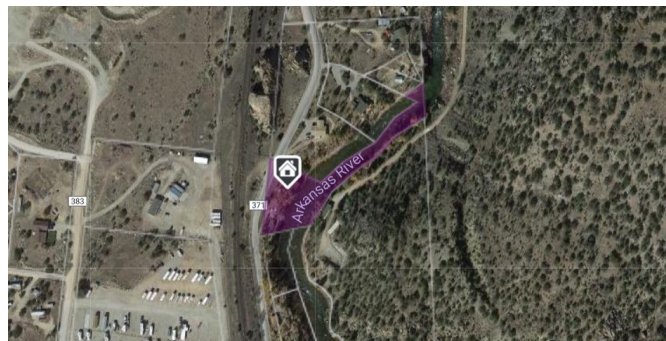




Directions: From West Main Street, travel Colorado Avenue/County Road 371 approximately 1.5 miles north. Home is on the east side of the road. Look for sign.



First
COLORADO LAND
Office

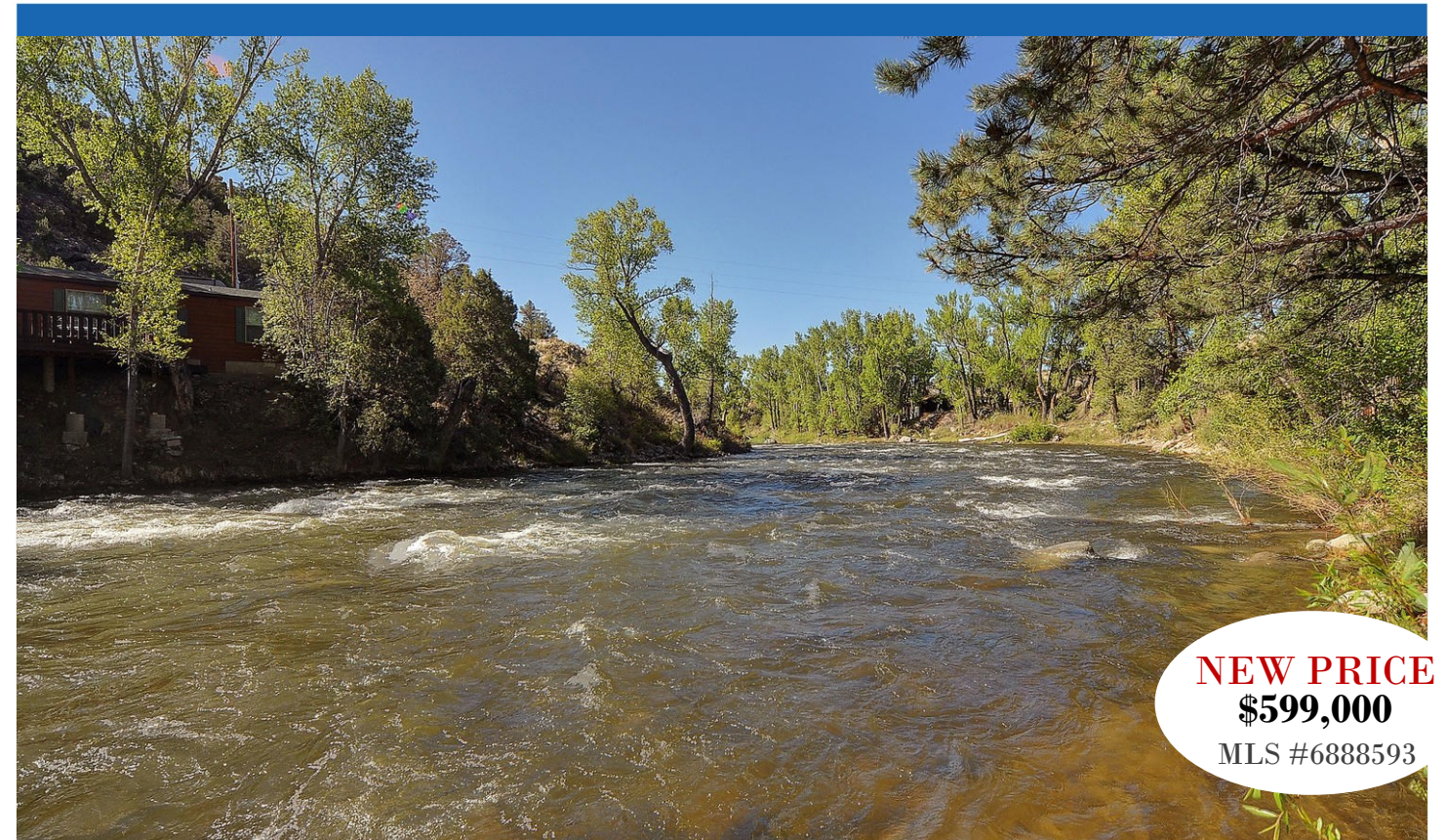
Lynette@FirstColorado.com

LISTING AGENT

Lynette Neesen
Broker Associate, CRS, GRI
719-207-0211 Cell



30500 County Road 371
Buena Vista, Colorado 81211



NEW PRICE
\$599,000
MLS #6888593

Arkansas River Frontage
with 2 Homes on 0.87 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.

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Incredible opportunity to own .87 acres directly overlooking the Arkansas River with East property boundary to the centerline of the river! Park like setting with two homes currently being utilized as month to month rentals. Ideal scenario for full/part time residence or short/long term rentals. 550 sf frame/stucco cottage was custom built in 2014 and has main level living with breathtaking views both up and down river. Vaulted ceilings, abundant windows and modern finishes including wood grain ceramic tile, maple kitchen cabinets with dovetailed drawers. Private deck for enjoying the sights and sounds of the river and 550 sf lower level storage area with plenty of room for gear. ICF foundation and electric radiant heat with individual thermostats. Washer/dryer unit included. Second home also has fabulous water views from the house and the covered entertainment patio off the 1-car detached garage. It is a 1976 sf double wide with 2 bedrooms, 2 full baths, open floor plan with built in bookshelves/entertainment center, updated carpet and two bonus rooms. Wood burning stove and forced air heat. All appliances currently at the home are included. Hot water heater replaced in 2019 and furnace in December 2018. Homes share well and 2001 engineered septic.



550 SF Cottage
1 Bed / 1 Bath



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1,976 SF Double wide
2 Bed/ 2 Bath



PROPERTY AT A GLANCE

Arkansas River Frontage
0.87 Acres
550 SF Home; Built in 2014
1 Bedroom & 1 Bath
Electric Radiant Heat
Deck Overlooking the River
550 SF Storage Area on Lower Level
1,976 SF Double Wide; Built in 1973
2 Bedrooms & 2 Baths
2 Bonus Rooms
Wood Burning Stove & Forced Air Heat
1 Car Detached Garage
Shared Well & 2001 Engineered Septic System
2020 Property Taxes: \$1,205



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