



Directions: From Salida & Heart of the Rockies Regional Medical Center, continue on Highway 291 for 5.1 Miles. Turn Left on to Las Colinas Drive. Property will be the corner lot on your left.



First
COLORADO LAND
Office



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Jeff Post
Owner/Broker, GRI
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LISTING AGENT

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.

12460 Las Colinas Drive

Salida, Colorado 81201



\$595,000
MLS #4876147

Stunning Views of the Collegiate Peaks
Furnishings Included, Move-In Ready Rancher



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Beautiful ranch in move-in condition!

This three bedroom, two bathroom home is located in Las Colinas subdivision on a corner lot only minutes away from downtown Salida. The stucco exterior allows for low maintenance, giving you more time to relax in the backyard and take in the mountain views. The master bedroom has carpeted flooring and a master bath with a walk-in shower. A fireplace in the living room will add cozy ambiance to a nicely furnished space. Plenty of cabinets in the kitchen for ample storage and easy entertaining. This house is a must see!



PROPERTY AT A GLANCE

2.40 Acres - Las Colinas Subdivision
1,625 SF Home, Built in 2010
3 Bedrooms & 2 Baths
Includes Furnishings
Corner Lot; Partial Fencing
Tile & Carpet Flooring
Propane Forced Air Heat
In-House Well w/Irrigation & Septic System
Stucco Exterior & Composition Shingle Roofing
Stunning Views Collegiate Peaks
Attached 2 Car Garage
Annual HOA Fee: \$400
2019 Taxes: \$1,745



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