

# 3261 Saloman Road

Ft. Garland, Colorado 81133



\$400,000  
MLS #2146613

## PROPERTY AT A GLANCE

5.00 Acres  
4,095 SF Home, Built in 2007  
3 Beds, 3 Baths  
Finished Walk-Out Basement  
Electric & Diesel Heat  
Well & Septic System  
2 Car Attached Garage  
No HOA Dues  
2019 Taxes: \$1,156



*The main level of this warm open spacious home displays outstanding natural light and fantastic views of the Sangre De Cristo Mountain Range. If you need more space the walk out basement, with garage access, has it. The first bonus room could be used as a work from home space and the second as your own gym. The basement also has a family/media room equipped with its own kitchenette. This well insulated home heated by electric or diesel will keep your heating bill to a minimum. The property is equipped with not one, but two shooting ranges located on a well treed 5-acre lot. Great for year-round living or to use as a getaway spot! Located 35 minutes from Alamosa, 40 minutes from the Sand Dunes National Park and 1.5 hrs. from Taos, NM.*



## LISTING AGENT

Andrea Garcia  
Broker Associate  
719-207-1545 Cell



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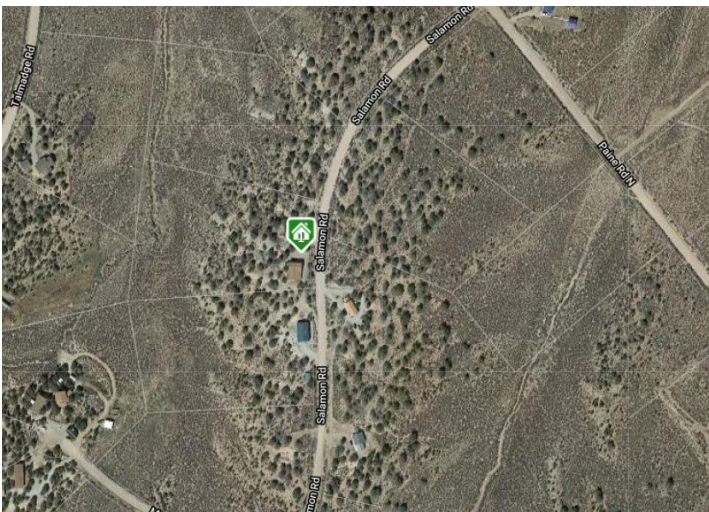
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Directions: From Fort Garland head East on US-160 E for 1.9 miles, Turn right onto Trinchera Ranch Rd. N for 0.8 miles, Turn right onto Hodge Rd. for 0.2 miles, Turn left onto Paine Rd. N for 0.6 miles, Turn right onto Saloman Rd. for 0.2 miles, home is on the right.



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