

# 18521 County Road 306

Buena Vista, Colorado 81211



*Very private end of the road setting  
& Cottonwood Creek Frontage*



FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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## *Secluded Buena Vista, Colorado mountain home*

*A Mountain Escape! This three bedroom, two bath home sits on two acres with plenty of trees and privacy. Cottonwood Creek flows through the property for over 400' and adds a tranquil mountain setting for full time living or part time enjoyment. Three fireplaces throughout the home add coziness and ambiance to a spacious living area. The master is open and roomy with a private balcony that overlooks the creek. Plenty of room for recreational toys in the detached garage and the utility shed. A bunkhouse is a fun spot for an art studio or guest space. This property is currently being used as a vacation rental. The location is optimal with hot springs only a half mile away, Cottonwood Lake nearby, and the town of Buena Vista within 5 miles. Too good of an opportunity to pass up if you are looking for a real mountain home!*



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### PROPERTY AT A GLANCE

1.98 Acres

Cottonwood Creek Frontage

2288 SF Cabin - Built in 1950

2 Bedrooms & 2 Bathrooms

168 SF Bunkhouse - 1 Bedroom

Electric & Propane Baseboard Heat

Carpet & Laminate Flooring

In-House Well & Septic System

2 Car Detached Garage

No Covenants/HOA

Actively Used as a Vacation Rental

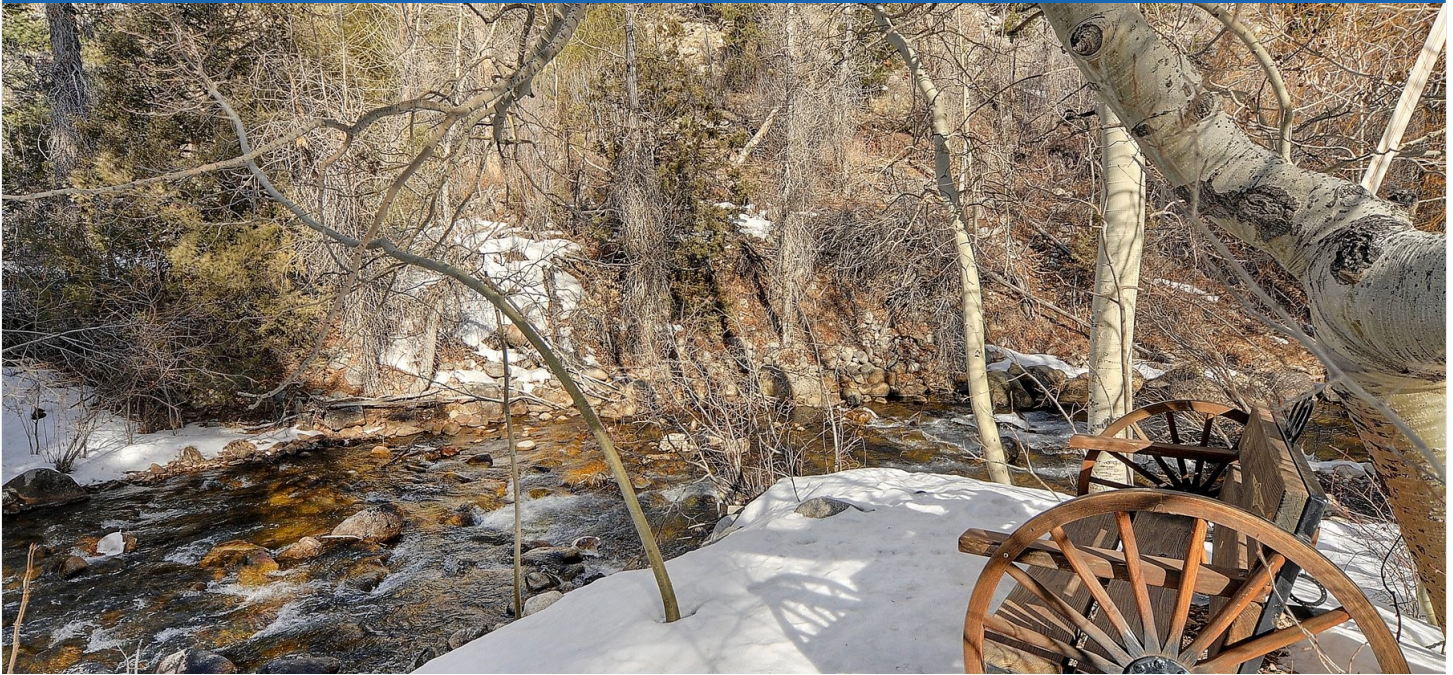
2019 Taxes: \$1,324



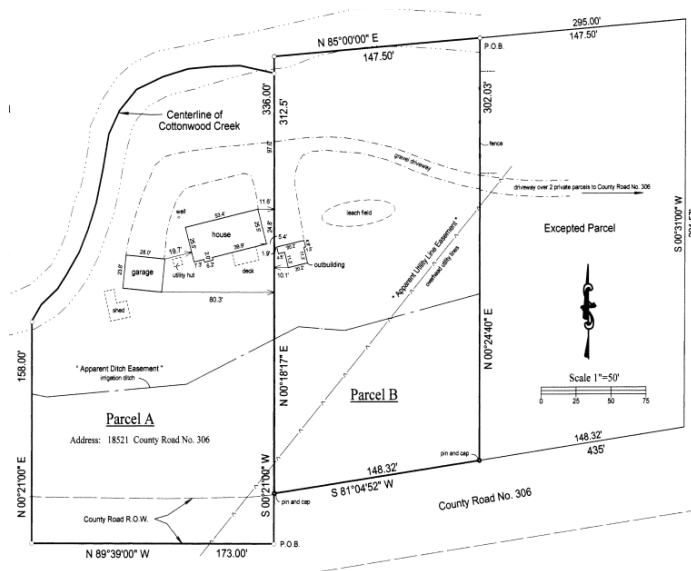
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**Directions:** From the stoplight in BV; west on CR306 4.8 miles to driveway on right. (About 1 mile past the National Forest sign.) Follow driveway down the hill to the end.

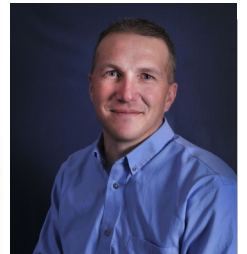


## LISTING AGENT

Jeff Post  
Owner/Broker, GRI  
719-539-8909 cell



**First**  
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