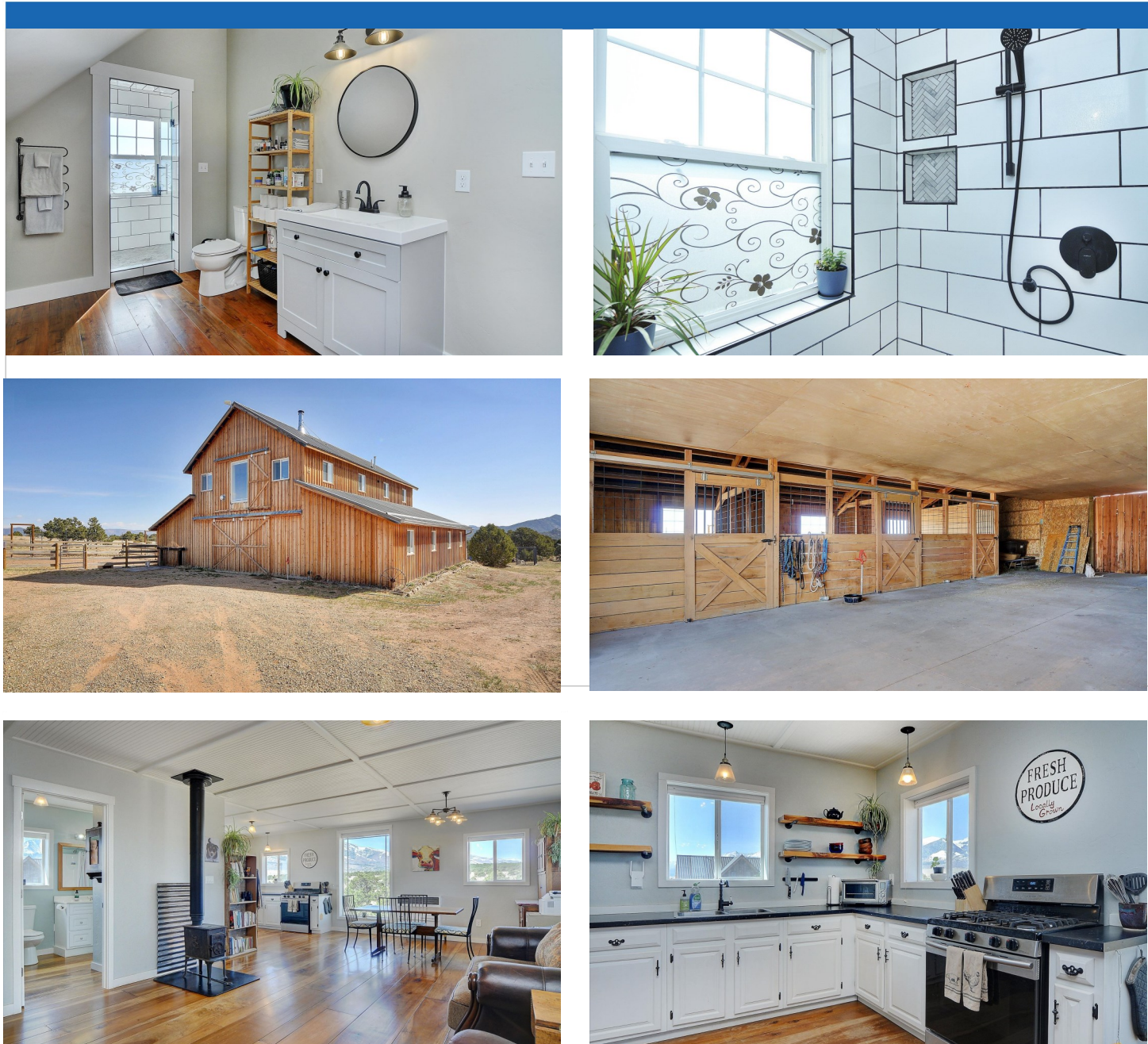




424 County Road 34A

Cotopaxi, CO 81223



\$1,245,000
MLS #7918253

*This one of a kind off-grid property is a must
see.....*

LISTING AGENTS



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There are views...

and then there are *THESE* views!! This one of a kind off-grid property is nestled in a secluded and private location, with sweeping views of Maytag Mountain Ranch and the entire Sangre de Cristo range. It includes two 40-acre tracts, one with a livestock well and 5000-gallon stock tank, the other with a barn and 1620 sf home served by a domestic well, septic system, propane tank and two 48 V solar systems. The owners built their home with meticulous attention to every detail. The poured concrete floors are warmed by in floor radiant heat, and the spacious kitchen features granite counters and Samsung stainless steel appliances. Huge windows flood the interior with natural light and bring the snow-capped peaks of the Sangres practically into your living room. Upstairs you will find an airy loft that offers additional flexible living space, a large bedroom, and a luxurious bathroom featuring wide plank Douglas fir flooring, a rain shower, extra storage and laundry. Sliding barn doors, high ceilings, and stamped concrete patios front and back (with wood fired hot tub!) complete this tasteful and sustainably designed home. Horse lovers will love the huge 48x48' barn with 3 custom oak horse stalls, concrete floors, hay storage, workshop, potting bench, and frost free hydrant. A staircase leads to additional storage and a 720 sf office / studio space finished with beadboard ceilings and rainbow poplar flooring, a full kitchen, storage closets, and ¾ bath with laundry. Both lots are fenced for livestock, and 3 acres around the house and barn are enclosed with 8 foot deer fencing to protect the many apples, plums, aspens and lilacs. For the aspiring farmer, there is a 30x52' high tunnel and a smaller hoop house, as well as a second frost free hydrant in the garden area. Drip irrigation and raised beds in the front and back of the house are ready for landscaping – your canvas awaits! This property will only get more beautiful as it matures over time.



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PROPERTY AT A GLANCE

80.36 Acres
1,620 SF Home, Built 2020
1 Bedroom, 2 Baths
Wood Burning Stove
Radiant Stained Concrete Floors
Domestic Well
Septic System
Propane Tank
48V Solar System
48x48' Barn w/3 Custom Oak Horse Stalls
Workshop, Hay Storage & Frost Free Hydrant
700 SF Bonus Room above Barn w/Kitchen & Bath
30x52"High Tunnel & Smaller Hoop House



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