

# 731 County Road 1A

Cotopaxi, Colorado 81223



## PROPERTY AT A GLANCE

2.50 Acres  
2,403 SF Home: Built 1972  
3 Bedrooms, 2 Baths  
1 Pellet / 1 Wood Burning Stove  
Mountain Views  
Water: Well  
Septic System  
Detached 2 Car Garage/Workshop  
2021 Taxes: \$1,144



## *You will never.....*

*Tire of looking at the beautiful snowcapped mountains and endless meadow views that surround this log and stucco home. If you want to live “rural” yet be close to town, this is the ideal location. It is centrally located between Salida, Canon City and Westcliffe. The home has been lovingly cared for and the large 24 x 24 garage and attached 20 x 24 workshop are a big bonus. The third bedroom could easily be turned into two bedrooms or bedroom and office if needed. And the 660 sq. ft. family room is large enough for a large family gathering.*

## LISTING AGENT

Nancy Hollen  
Broker Associate  
CRS, GRI, SRES, ABR  
719-530-1217 Cell



First  
**COLORADO LAND**  
Office



Nancy@NancyHollen.com



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

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Directions: CR 1A from Cotopaxi approximately 6 miles. 3rd driveway past Flying Eagle Trail. Approximately 1 mile from Hwy 69.



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