



Directions: From Highway 285 just north of Poncha Springs, go west on County Road 140. Take the first right turn into Windmill Ranch. Look for First Colorado sign on left.



LISTING AGENT

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First
COLORADO LAND
Office



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

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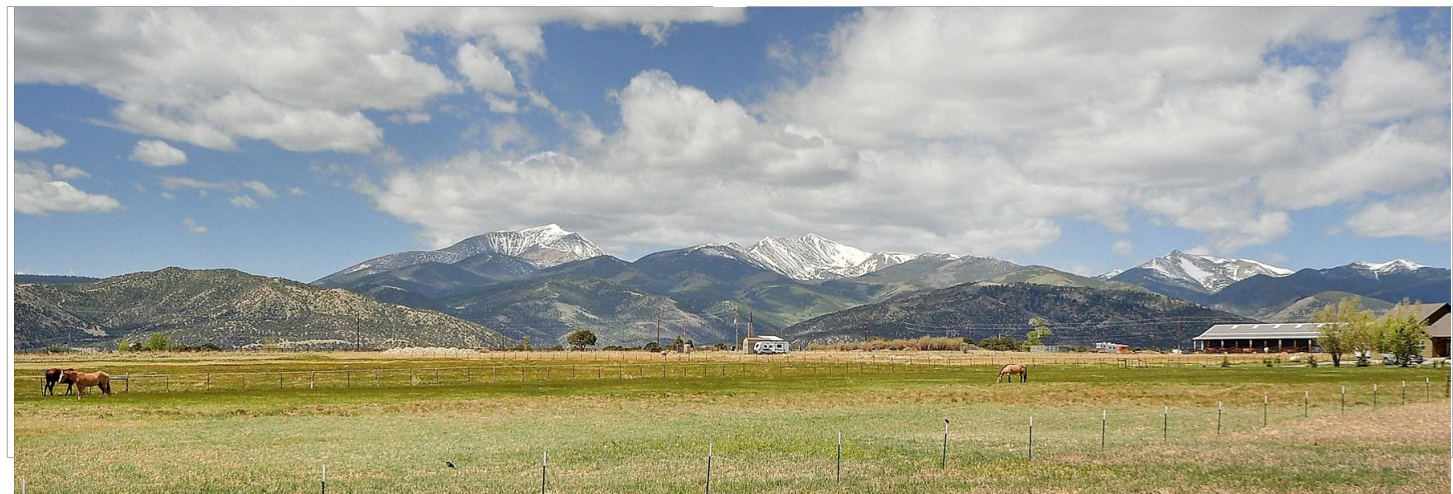
8197 Windmill Lane

Salida, Colorado 81201



\$975,000
MLS# 3660375

Contemporary Comfort in the Colorado Mountains...



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You'll enjoy the best sunsets in Salida...

from this beautiful stucco ranch home in Windmill Ranch Estates! Although the lot is 2 acres, it feels like 20; this Rural Open Space Initiative subdivision features a large open space buffer to the west that provides for sweeping unobstructed views of the Collegiate Peaks and Mount Ouray. In addition to 3 bedrooms, there is a large bonus room (use as a 4th bedroom, craft space or office); the light filled great room; and a cozy family room: spaces for all your activities and guests! The newly updated kitchen includes smart appliances, an instant hot water tap, and beautiful Quartz counters. A vaulted ceiling, skylights, and huge sliding glass doors and windows fill the great room with natural light and bring the stunning views right into your living space. The Sellers have made many updates to this comfortable home, giving it a contemporary, bright and airy feel and adding modern amenities such as smart thermostats and low maintenance attractive wood grain laminate flooring. The 720 square foot garage is filled with shelving for all your gear, and the huge mud/laundry room is a must-have amenity in the mountains. Outside, the landscaped garden areas have been finished with concrete walkways and mature perennials and shrubs. Because the home is oriented to the west and bordered by Open Space, you have an amazing amount of privacy inside the home with no neighbors in your direct view. Windmill Ranch allows for horses and the pasture here is beautiful - wetlands and a creek on the west side of the property create a lush green environment. There's plenty of space here for a detached garage and workshop, barn, or other outbuildings and amenities. Downtown Salida is only 10 minutes away and all the conveniences of Poncha Springs are just around the corner, yet you are close to direct National Forest access and only 15 minutes from Monarch Ski Area. Make the most of all that Chaffee County has to offer from this stunning location!



PROPERTY AT A GLANCE

2.0 Acres
2,521 SF Home, Built in 2008
3 Bedrooms, 2 Baths and Bonus Room
Wood Burning Stove
Remodeled Kitchen
Smart Appliances
Carpet, Laminate and Tile
Propane Forced Air
In-House Well w/Irrigation
Open Floorplan
Oversized Attached 2 Car Garage
Annual HOA Fees: \$100
2021 Taxes: \$1,986



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