

10600 County Road 120

Poncha Springs, Colorado 81242



\$795,000
MLS #3375608

PROPERTY AT A GLANCE

2.34 Acres
3,144 SF Home, Built 1982
4 Beds + Bonus Room, 2 Bath
360 Degree Views
Partially Fenced
Greenhouse & Historic Railroad Bldg.
3 Car Detached Garage w/ 832 SF Shop
No HOA
2022 Taxes \$1,520

Country living conveniently located between Salida and Poncha Springs on paved County Road 120. Outstanding 360 degree views, lush backyard with seasonal irrigation ditch flowing through. This 4 bedroom home has 2 large living areas and an expansive bonus room providing ample elbow room for your family, friends and activities. Bright and light filled kitchen has a wall of southern windows w/ attached eat in dining room. Chefs will appreciate solid oak cabinets, stainless steel appliances, plenty of counter space, and an oversized pantry. Check out the hidden spice rack. This home sits on just over 2 acres with terrific southern exposure including solar panels to reduce your monthly bills. Enjoy relaxing on the large wrap around deck, the grassy front yard, or front courtyard depending on which view you prefer! Hone in your gardening skills in the newly paneled (July 2022) custom greenhouse. For all you gear-heads and toy collectors, there is an oversized 3 car garage with additional shop below, giving you more than 1,600 SF of workspace & storage. Staying connected to the surrounding communities is easy with the Salida walking path out your front door, as well as Lagree's grocery, Salida Vino Winery and Elevation Brewery all within a mile. A historical Poncha Springs railroad building is located on the property for the history enthusiast. Come check out this unique opportunity!

LISTING AGENTS



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Directions: Located on the South side of CR 120 between Elevation Brewery and Wag N Tails. 1/2 Mile from the Junction of 285 and 50.



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