



# 9081 Range Lane, Salida, Colorado 81201



\$849,000  
MLS #3710933

*A Beautiful Place to Call Home!*



## LISTING AGENT

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



First  
COLORADO LAND  
Office



Post@FirstColorado.com



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

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## Thirteen acres with a ranch home...

within walking distance to town! This one level, three bedroom home is a perfect opportunity to utilize all Salida has to offer. The wide open space of the 13 + acre lot gives you room for horses to roam, protected views of the incredible mountain ranges, and plenty of elbow room from any neighbors. Attention has been given to the exterior maintenance and upkeep of the home itself. Sprinklers installed keep the lawn and trees green, the logs have been stained throughout the years the current owner has been in the home, the deck is only about two years old and is a comfortable space to soak in the Colorado outdoors. Most of the interior has been recently remodeled. New flooring has been installed in the main living areas, new paint throughout the home, and the kitchen has had a complete overhaul. The soapstone countertops, soft closing cabinets, updated fixtures, and classically rustic fixtures create a beautiful gathering area in the center of the home. The dining room next to the kitchen has plenty of space to add a desk for an office. The living room has a wood burning stove that will easily heat up the entire home during chilly nights. All of the bedrooms are large with closet shelving installed for maximum storage capacity in each room. Horses are welcome here with a barn that has a couple of stalls, fencing around the entire pasture area, and a well that currently allows for two head. The Range is a rural open space incentive development that prevents building in certain areas on each lot. This guarantees a pocket of acreage that will remain the same for years to come. Use the walking trails to access downtown Salida in no time from your back yard. Salida offers nearby skiing, the Arkansas River runs right through town, and the county is surrounded by endless mountain recreation. A beautiful place to call home.



### PROPERTY AT A GLANCE

13.19 Acres  
2,200 SF Home, Built in 1988  
3 Bedrooms and 2 Baths  
Remodeled Kitchen  
New Flooring  
Wood Burning Stove  
Baseboard Heat  
In-House Well w/Outside Irrigation and Livestock  
Septic System  
Barn/Storage  
No HOA Fees  
2022 Taxes: \$2,157



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