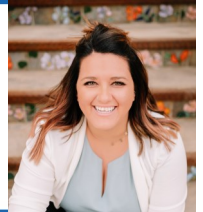




First  
**COLORADO LAND**  
Office

**LISTING BROKER**

Nicole Cook  
Broker Associate  
719-221-8195 Cell  
Nicole@FirstColorado.com



**\$15,000**  
MLS #6733253

## ***530 N Hillcrest Overlook, Crestone***

- ◆ 0.50 Acres
- ◆ Cul-de-sac
- ◆ Views of Sangre de Cristo Mountains
- ◆ Many Trees
- ◆ Level Space for Building
- ◆ Tap Fees Paid
- ◆ Public Water and Sewer
- ◆ 2021 Taxes \$210



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

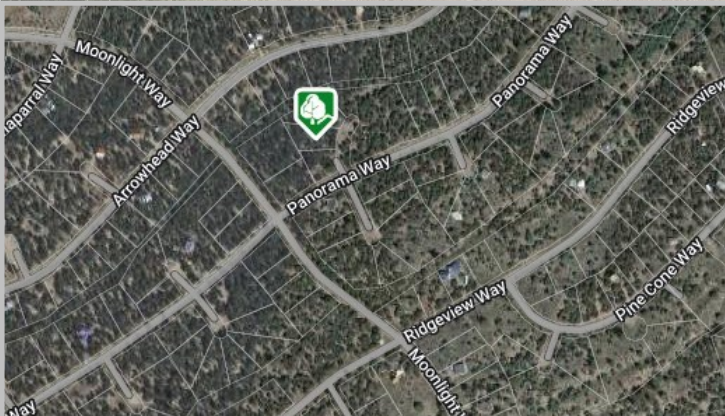
ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC. DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.

## *Sitting in a Cul-de-sac...*

in Chalet 1 is this nicely treed parcel, offering plenty of level space for building your retreat.

This .5 acre lot has a beautiful view of the 14,000' Sangre de Cristo mountain range to the

East and the San Luis Valley to the West. Surrounded by trails and mountains, this is suitable for all of your outdoor hobbies. Less than 10 minutes to downtown Crestone and its amenities; gas, groceries, galleries, restaurants and more! Enjoy world class hiking, biking and fishing in the area. You will find yourself 40 minutes from Joyful Journey Hot Springs and an hour and a half to the Great Sand Dunes National Park.



Directions: From Poncha Springs, take Hwy 285 South & turn left onto Hwy 17 to Moffat. Turn left on E County Road T. Turn right onto Camino Baca Grande. Turn left onto Moonlight Way. Turn left onto Panorama Way. Cul-de-sac is on the left side. Property is on the left in the cul-de-sac.

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