



Directions:



LISTING AGENT

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



Post@FirstColorado.com



MAP

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

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

7380 County Road 221
Salida, Colorado 81201



\$2,300,000
MLS 4415352

Expansive Views in Every Direction...



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

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

Luxury Cabin in Shaw's River Ranch...

What started as a small cabin from the 70's has been completely rebuilt into a brand new, 2 bd, 3 bath home. Everything is new including plumbing & electric, high-end kitchen & baths, windows, roof, & mountain rustic details throughout. Two connected Florida rooms look out over expansive views in every direction including Mt Shavano & Tabeguache Peak, bringing the outdoors truly inside. A three car detached garage is on the property with a fenced in dog run, thriving garden area, & a separate parking lot for guests & mountain toys. Shaw's River Ranch is Chaffee County's newest elite development. As a member of this association, you will have access to fish the river, walk the over 2.5 miles of dedicated trails, paddle board or float in the two stock ponds, or simply use one of the multiple picnic areas throughout the property. A nine hole championship level disc golf course follows along the South Arkansas River & winds throughout the lush, wildflower filled, meadow. An 1800 sqft lodge is also included as an available amenity provided to home owners of Shaw's River Ranch. Featuring an indoor sports bar with a pool table, shuffleboard table, Golden Tee golf, a dedicated poker room, & a full kitchen. Recreation continues outside the lodge with another full bar with beer garden, 3 gas firepits, bocce ball court, & stage for planned music events. Invite family or friends to stay in the one bedroom suite attached to the lodge with a full bath & kitchen available on a reservation basis. All of the lots on the top of the mesa will have water and power pulled to the property line. There is direct access to National Forest & the Green Creek hiking trail. All of this is only minutes from downtown Salida, less than 15 miles from Monarch Ski Mountain, & surrounded by all of the mountain recreation literally at your doorstep.



PROPERTY AT A GLANCE
4.25 Acres
2,044 SF Home, Built in 1973
Completely Rebuilt into a New 2 Bedroom, 3 Bath
Gas and Wood Burning Fireplaces
Laminate & Wood Flooring
Propane Heat
Shared Well; In house use only
Septic System
360 Degree Views
Detached 3 Car Garage
Annual HOA Fees: \$9,652
2021 Taxes: \$1,301



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

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

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

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