



First \_\_\_\_\_  
**COLORADO LAND**  
Office

**LISTING BROKER**

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**\$225,000**  
MLS #9989751



## *8954 Cameron Meadow Cir, Salida, CO*

- ◆ 2.04 Acres - Lot 33, Cameron Meadow Estates
- ◆ Lot Dimensions: 201.48' x 441.04'
- ◆ Building Setbacks: 50' from ROW & 25' Sideline
- ◆ Electric to the lot line, Gas: Propane
- ◆ Upscale Luxury Custom Built Home Community
- ◆ Subdivision has Water Rights
- ◆ Well (Not Drilled) and Septic System Required
- ◆ 2021 Taxes \$1,412

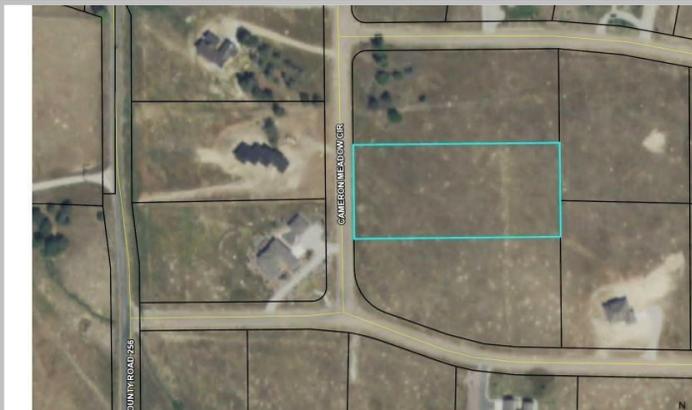


*FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201*

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## ***Located on the west end of the breathtaking..***

*Cameron Meadows Subdivision, you'll find Lot 33 to be 2.04 acres of unobstructed views of the stunning Collegiate Peaks. This coveted subdivision offers water rights to the lot owners and has roughly 9 acres of dedicated open space with a pond in the North West corner of the Subdivision. This lot is ready to build on, so bring your custom home plans and start building your Salida dream home today. In a few minutes you can be in Historic Downtown Salida with its restaurants, art galleries, shops and festivals. A short drive up Monarch Pass will get you to Monarch Ski Area & National Forest. Or load up your raft and head to the Arkansas River with its gold medal fishing and world renowned whitewater rafting. The Cameron Meadows neighborhood offers a peaceful setting, magnificent views of 14,000 foot mountain peaks, stunning scenery and beautiful custom built homes.*



Directions: From Highway 285 near Poncha Springs, turn west on County Road 256 and follow around the bend to a right turn into the Cameron Meadows Subdivision. Take the first left, property is on the right. Look for the First Colorado Land Office sign

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