



First
COLORADO LAND
Office

LISTING BROKER

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\$49,500
MLS #2206723



1810 Bird Point Drive, Cotopaxi, CO

- ◆ 2.76 Acres
- ◆ Indian Springs Subdivision
- ◆ Multiple Flat Spots for a Build Site
- ◆ 2 (250) Gallon Water Tanks Included
- ◆ HOA Allows for 30 Consistent Days of Camping on the Property.
- ◆ Annually HOA Fees: \$140
- ◆ 2021 Taxes: \$ 224

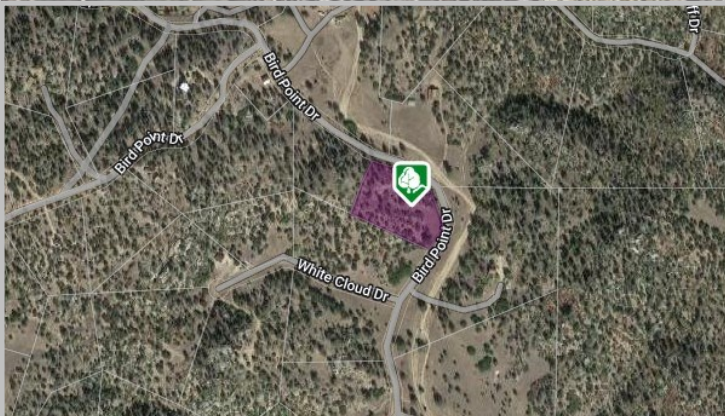


FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

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Need a place to getaway

and breath in the Colorado mountain views? Well this is your spot! This 2.76 acre lot has multiple flat spots and 2 cut driveways to either build on or park your camper. Indian Springs subdivision allows up to 30 continuous days of camping, so long as the camping unit is used in a temporary nature, i.e. no living in it. This corner lot includes pinons, scrub oak and multiple rock outcroppings. Make sure you check out both the upper and lower driveway to daydream about your perfect home placement! Indian Springs has a community well that is considered non-potable (not for consumption), but available to owners for use. Buyers can apply for and install a private well for household use by visiting the Division of Water website. Come, relax and enjoy!



Directions: From the Cotopaxi store take CR 12 North for approx. 8.4 miles to the Indian Springs entrance. Turn R onto Bird Point Dr. Look for sign.

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