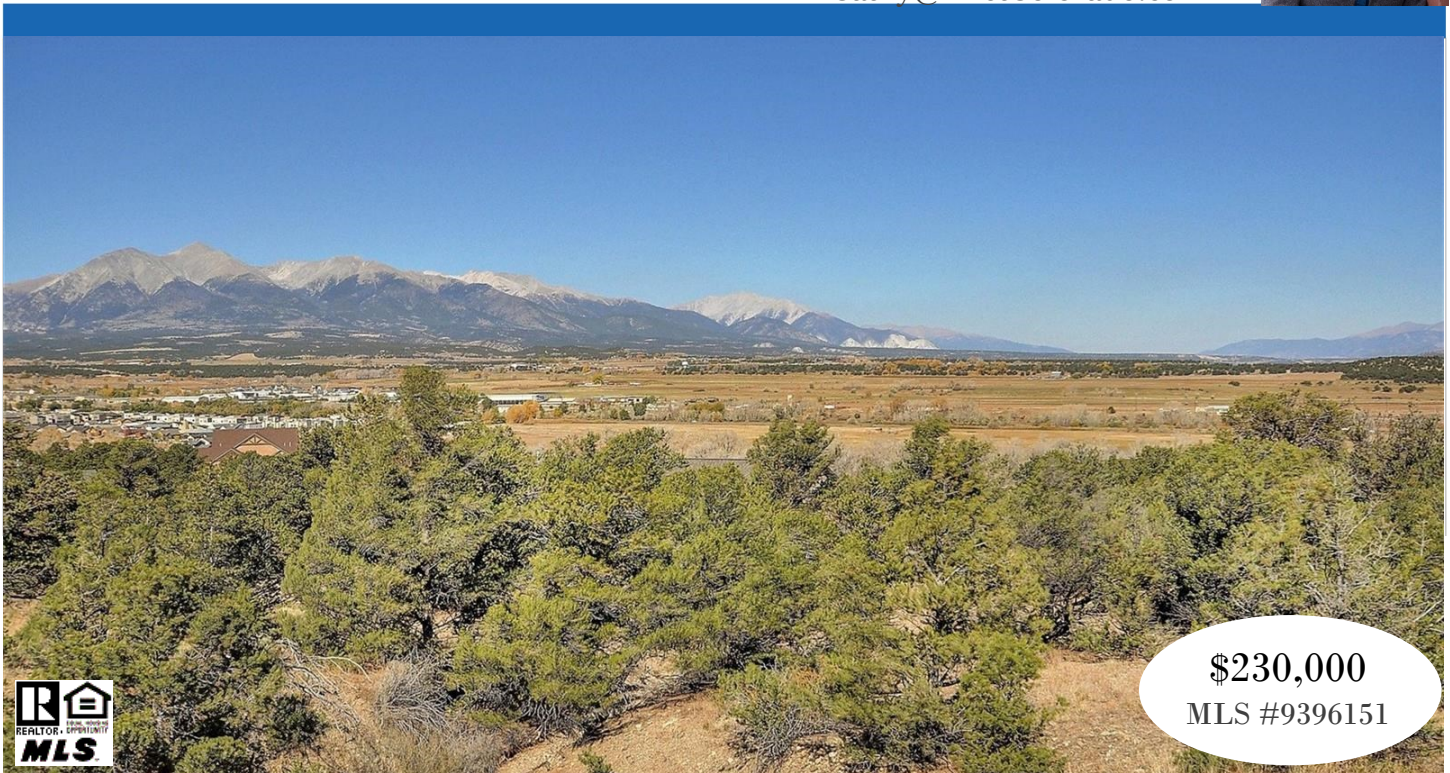




First
COLORADO LAND
Office

LISTING BROKER

Cathy Chochon
Broker Associate
719-207-3651 Cell
Cathy@FirstColorado.com



\$230,000
MLS #9396151

1145 Caliente Lane, Poncha Springs, CO

- ◆ 0.82 Acres
- ◆ Little River Ranch Subdivision
- ◆ Paved Maintained Roads
- ◆ Breath Taking Views
- ◆ Build your Private Oasis
- ◆ Public Sewer and Water Available to Tap into
- ◆ Annual HOA Fees: \$350.00
- ◆ 2022 Taxes \$1,024

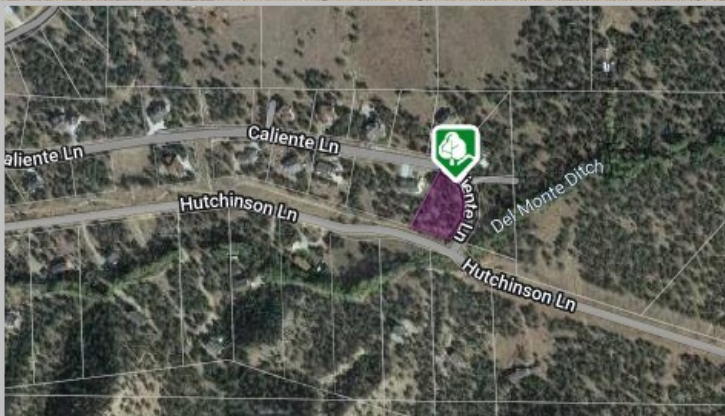


FirstColorado.com - 719-539-6682 - 7385 W. Hwy 50/Box 749 Salida, CO 81201

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Looking for a place with breath taking views...

that is also close to groceries, restaurants, and other amenities? At just under an acre, this parcel sits above the town of Poncha Springs, affording you stunning views of the mountains and valley floor. Ready to build your private oasis? Orient your home's windows to capture the gorgeous views of the Collegiate Peaks mountain range. You can tap into public water and sewer (avoiding the hassle of maintaining a water well). Little River Ranch subdivision is a covenant controlled subdivision. You will see tastefully designed homes along with landscaping that compliments the area. Here you can enjoy a walking path plus fishing access along the beautiful South Arkansas River. You will be within 5 miles of the active City of Salida and less than 15 minutes from the regional hospital. Come take a look and see for yourself what sitting on top of the world truly feels like.



Directions: From Salida, drive approximately 4 miles west to Poncha Springs Lane. Turn left/south and continue 1/2 mile to Caliente Lane. Turn left/east and continue 0.7 miles to the end of Caliente Lane. Look for sign on your right.

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