





Directions:



LISTING AGENT

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



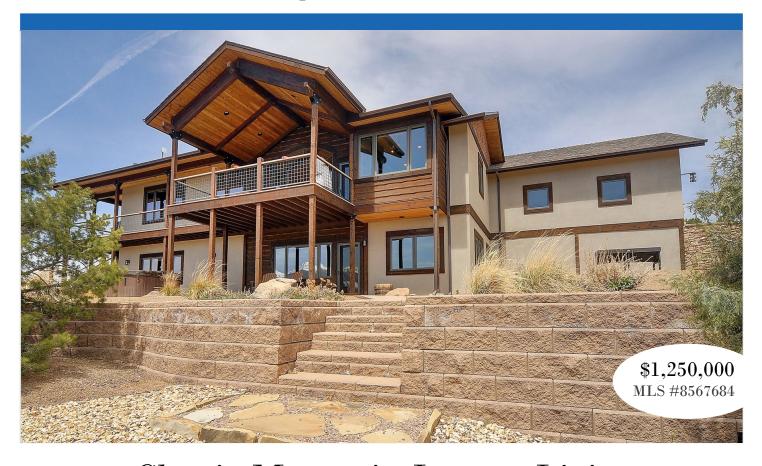




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425 York Trail

Cotopaxi, Colorado 81223



Classic Mountain Luxury Living
On 35 Acres...





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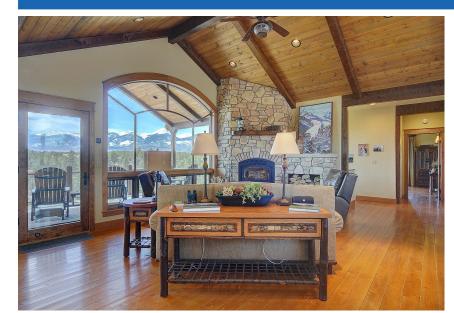
Stunning custom home with all the right finishing touches...

for living in classic mountain luxury. This three bedroom, three bathroom efficient home is located in Eagle Peak Ranch. All of the details were important when designing the interior and the exterior of this property. Upstairs, you will enjoy pine tongue & groove flooring intended to get "beat up" to add character. The great room invites you in to get comfortable around the Xtrodinair Elite 36 fireplace with a handsome rock surround. Black stainless steel appliances in the kitchen keep that mountain luxury theme with a soapstone farm sink adding charm. Another Xtrodinair gas fireplace is tucked into the master bedroom adding romantic heat in the spacious room. There is a propane forced air heat furnace to warm the home that is also set up to pull in cool air from the basement storage room in the summer. Outside has a perfect balance of function and design. The home's exterior is beautifully finished with low maintenance stucco enhanced with attractive wood and stone. Gutters and downspouts pull all water coming off the roof away from the house and into parts of the professional landscaping. Several outbuildings, including a heated and insulated garage, set this property up for horses or goats. The goats have done a great job on the acreage browsing away fire fuels. Professional fire mitigation has also been done around the property. There is fencing around the 35 acres including wildlife-friendly fencing with barbed wire on the ground, electric fencing on top, cedar rail around the house, and dog yard fencing. Large and small paddocks are located below the barn with automatic, heated waterers for any animals.

This home is unique with all of the amazing design details.



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PROPERTY AT A GLANCE

35.00 Acres - Lot 10, Eagle Peak Ranch
3,302 SF Home; Built in 2016
3 Beds, 3 Baths, Great Room & Family Room
Office, Main Level Master Suite, Walk-out Basement
Propane Forced Air Heat
Domestic Well & Septic System
2 Car Attached Garage
1,444 SF Barn/RV Building - Finished & Heated
Rock Wall Climbing System
Shop with Dog Wash Station
Tack Room, Large & Small Paddocks, Loafing Shed
Wildlife Friendly Fencing Around 35 Acres
Annual HOA Fee: \$350
2020 Taxes: \$2,189







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