



Directions:



## LISTING AGENT

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



First  
COLORADO LAND  
Office



Post@FirstColorado.com



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.

# 425 York Trail

Cotopaxi, Colorado 81223



\$1,250,000  
MLS #8567684

## Classic Mountain Luxury Living On 35 Acres...



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.



# 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.



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.

## 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

