



LISTING AGENTS

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

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1500 County Road 45  
Salida, Colorado 81201



NEW PRICE  
\$689,000  
MLS #8086709

*This picturesque home sits on just over 3  
acres...*



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## Imagine waking up everyday to 360 degree views...

off of your expansive deck while taking in everything that Colorado has to offer. Just minutes from the Arkansas River, and any outdoor adventure you could imagine. This picturesque home sits on just over 3 acres, minutes from the desirable mountain town of Salida. The natural light pours into the entryway/office, living room and kitchen. This kitchen has ample counter space, new stainless steel appliances, and an abundance of room for entertaining. The kitchen and dining area opens up to the large living room with new LV flooring throughout. As you make your way past the living room you will find 3 spacious bedrooms with grand views out of every window. Both bathrooms feature beautiful tile flooring with the primary including a nice laundry area. The attached oversized two car garage has plenty of storage for all of your outdoor adventure equipment. Whether you are looking for an oasis nestled in the mountain peaks, to fishing the gold metal streams of the Arkansas River, to jumping on your OHV licensed ATV and exploring all of the BLM land that is located minutes away, or just relax and take in the beautiful surroundings with the possibility of big horn sheep or mule deer grazing near by, this property has it all!



### PROPERTY AT A GLANCE

3.04 Acres  
2,096 SF Home, Built in 2014  
3 Bedrooms and 2 Baths  
Natural Light Throughout the Home  
Vaulted Ceilings  
Carpet and Laminate Flooring  
Baseboard Heat, Propane  
In-House Well  
Septic System  
Attached Oversize 2 Car Garage  
No HOA or Covenants  
2021 Taxes: \$2,829



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