



1135 OGDEN LOOP



HOWARD, COLORADO



Directions: From Highway 50 in Howard, turn onto County Road 47 (at the sign for Pleasant Valley RV Park); Go over the river; At stop sign, turn right on County Road 45 & follow for approx. 2 miles on dirt road to Ogden Loop and property address



Property Summary

2146 SF, 2-story, cedar-sided home

2 Bedrooms & 2.5 Baths

Propane Forced Air Heating & Gas Stove

2 Domestic Wells / Septic System

Carpet, Hickory Hardwood & Tile Flooring

Hickory Cabinetry throughout

Aspen & Fir Tongue & Groove throughout

Metal Roofing

80 Acres (Two 40 acre parcels)

2-Car Attached Garage

Detached Garage & Shop

All data, measurements, square footage, etc., deemed reliable.
No warranties or representations expressed or implied

\$599,000

MLS #235615

JEFF POST

GRI, CDPE, BROKER / OWNER



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SNOWCAPPED MOUNTAIN PEAKS AND ARKANSAS RIVER VALLEY VIEWS THAT SEEM TO GO FOREVER. THESE ARE WHAT YOU WILL ENJOY FROM THE HUGE DECK OR THE FLOOR TO CEILING WINDOWS OF THE LIVING AREA IN THIS LOVELY CEDAR-SIDED HOME. 2 SPACIOUS BEDROOMS AND 2.5 BATHS. WONDERFUL KITCHEN HAS PLENTY OF STORAGE, WORK SPACE, AND A BREAKFAST BAR WITH A CONVENIENT SINK ON THE OPPOSITE SIDE. MAGNIFICENT LIVING AREA, WITH THE VIEWS AS ITS FOCAL POINT, ALSO HAS A REGENCY GAS LOG STOVE. COZY UPPER LEVEL LOFT AREA. LOVELY HICKORY HARDWOOD FLOORS AND HICKORY CABINETRY THROUGHOUT, AS WELL AS ASPEN AND FIR TONGUE-N-GROOVE THROUGHOUT. THERE IS A 2-CAR ATTACHED GARAGE, A DETACHED GARAGE, AND A SHOP. TWO DOMESTIC WELLS.

THE 80 ACRES IS 2 PARCELS OF 40 ACRES EACH ADJACENT TO BLM LAND, INSURING PEACEFULNESS AND PRIVACY. RIDE YOUR HORSE FROM YOUR FRONT DOOR AND VIEW A MYRIAD OF WILDLIFE, HUNT, RIDE ATV'S, HIKE, OR JUST ENJOY THE NEARLY UNLIMITED RECREATIONAL OPPORTUNITIES. IT'S A SHORT DRIVE TO THE ARKANSAS RIVER WITH ITS GOLD MEDAL TROUT FISHING AND WORLD CLASS WHITEWATER. ALSO A SHORT DRIVE INTO SALIDA WHERE YOU CAN ENJOY ITS HISTORIC DOWNTOWN AND THE MANY GREAT RESTAURANTS, SHOPS, AND ART GALLERIES.

INCLUSIONS: REFRIGERATOR; GAS OVEN/RANGE; DISHWASHER; WASHER; DRYER; CEILING FANS
EXCLUSIONS: SELLERS' PERSONAL PROPERTY



**Basement
Rooms**



ALL DATA, MEASUREMENTS, SQUARE FOOTAGE, ETC., DEEMED RELIABLE. NO WARRANTIES OR REPRESENTATIONS EXPRESSED OR IMPLIED.