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**FIRST COLORADO
LAND OFFICE**

Your Needs - First

3909 Cherry Creek Lane
Howard, CO 81233



\$260,000

MLS #232079

PROPERTY AT A GLANCE

2.85 Acres

1744 SQ FT

3 Beds/3 Baths

Heating: Forced Air, Propane

Domestic Well & Septic

Carpet & Parquet Flooring

Exterior: Masonite & Wood

Metal Roof

528 SF Efficiency Apartment -

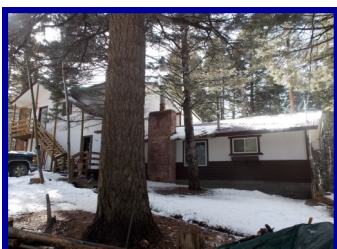
1 Bed/1 Bath

2014 Taxes: \$617

A great place for a summertime vacation home or winter retreat among the tall pines and in the shadow of the Sangre De Cristo Mountains. This property features Cherry Creek running through the back of the property together with a couple seasonal ponds. The land boasts of both beauty and seclusion.

The main house is 1744 sq. ft. and there is also a converted 528 sq. ft. garage apartment with lots of storage. Both are currently rented for a combined monthly income of \$1150. The large home has a huge living room with a spiral staircase to the oversized master bedroom and $\frac{3}{4}$ bath. The country kitchen and hearth room has a stone fireplace with a woodstove insert which is warm and inviting on a snowy winter evening. Only minutes away from Gold Medal Water fishing, rafting, hiking, skiing and all that Colorado has to offer.

DIRECTIONS: US Highway 50 to CR 47 (Cherry Creek Rd.) go south on Cherry Creek Rd. approximately 3-1/2 miles where it takes a sharp right. Go approx. 1/2 mile to where it takes a sharp left. But driveway is on the right.



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

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528 SF Efficiency Apartment

