

# CAPITOL CITY HAVEN

## *Lake City, CO*



Located in picturesque Capitol City is this bright and open 2,900 +/- sq. ft. home with four bedrooms and two baths. The home features two living areas each with a rock fireplace/furnace insert that heats the home and a large open kitchen with lots of counter space, tongue and groove ceilings, and tile floors. Enjoy views of the valley from the expansive deck or from the sun room. This off-grid home's solar panels provide electricity while a two story sun room and wall of large, south-facing windows help to heat the interior. In addition, there is a propane generator and a well on the property. From the property, fishermen can access great public fishing on either Henson Creek or North Henson Creek. The 3.28 +/- acres borders public lands and offers access to thousands of acres of unspoiled wilderness and plenty of recreation opportunities. The versatile home was designed to convert into a pair of condos which could provide additional income or to suit other needs. Seasonally accessible and worth the trip to see it!

### PROPERTY HIGHLIGHTS

- Square Foot: 2,900 +/-
- Beds: 4
- Baths: 2
- 3.28 +/- acres bordering public lands
- Off-grid with log construction
- Two story sun room
- Close to public fishing

**\$1,195,000**

MLS: 37888



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