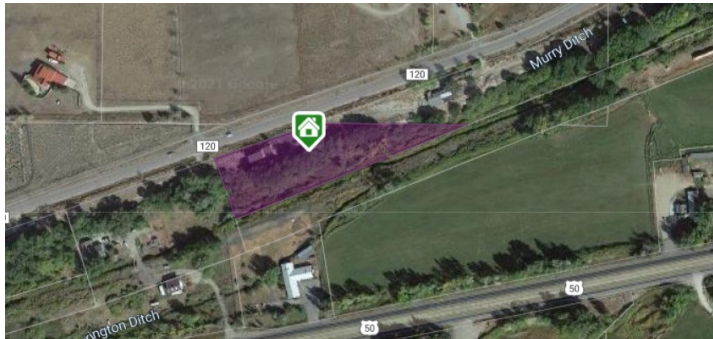




**Directions: From Salida, take County Road 120 to the home on the left.**



**LISTING AGENT**

Barbara Pearson-Sawyer  
Broker Associate  
CRS, GRI, ABR, SRS, SRES  
719-207-3884 Cell



**First  
COLORADO LAND  
Office**

Barbara@Pearson-Sawyer.com







# 9469 County Road 120

Salida, Colorado 81201



**\$639,900**  
MLS #3783676

*Custom Built Southwest style home*  
*Private, Treed on 2+ Acres*



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

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.



## Custom Built Southwest style home built on 2 + acres...

and is located just minutes from downtown historic Salida. This home boasts lots of character with high ceilings, large ceiling beams and lots of windows for light and views. The large living room is located on the upper level as well as the master suite with a full master bath. The family room is located on main level open to the kitchen with center island, a large bedroom, bath with shower plus an office or exercise room off the kitchen. Open floor plan with balconies and decks to the outside on each level featuring beautiful views of the mountain ranges. Private treed lot with lots of nice outdoor space and no restrictive covenants. The finished garage could be converted back to a single car garage if desired. Plenty of room to add a detached two car garage on the lot.



### PROPERTY AT A GLANCE

2.01 Acres  
2,112 SF Home; Built in 1997  
2 Bedrooms, 2 Baths, Office  
High Ceilings, Ceiling Beams, Lots of Windows  
Hardwood & Tile Flooring  
Electric Baseboard Radiant Heat  
In-House Well w/Irrigation & Septic System  
Stucco Exterior & Membrane Roofing  
Balcony, Covered Patio, Private Yard  
1 Car Attached Garage Converted to Living Space  
No HOA or Covenants  
2020 Taxes: \$1,441



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.