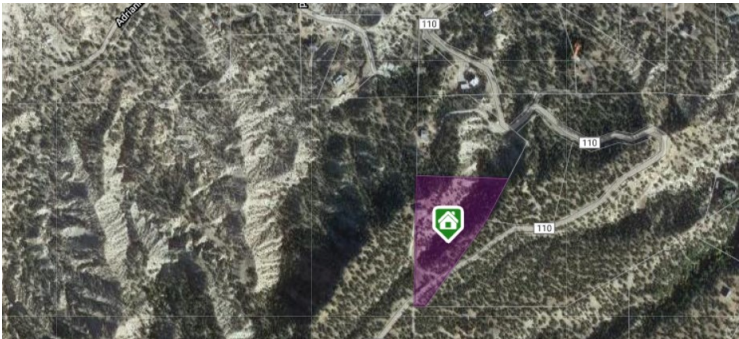




Directions: Hwy 50 to CR 110. Stay straight on CR 110 up the hill to the top.
Second driveway on the right. Look for address and private gate.



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

First
COLORADO LAND
Office

Barbara@Pearson-Sawyer.com



LISTING AGENT

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.

6433 County Road 110

Salida, Colorado 81201



\$925,000
MLS #7517510

*Custom Built, High Quality, Mountain Home
Bordering Public Land*



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Custom built high quality "Mountain Home" with exceptional mountain views located on a very private 6.33 acres bordering public land. This home is perched on a ridge overlooking the Collegiate Peaks and the historic town of Salida. This is the "Best View" in the Heart of the Rockies. The home is accessed through its own private gate off of a maintained county road. It features a grand entrance, a covered front porch, 3 bedrooms plus an office, art studio or 4th bedroom, 2 full baths and an oversized two car garage. This home has hardwood floors throughout, a custom tiled wood burning fireplace in the living room, a lovely rot iron custom made artistic staircase, large window seat in one bedroom, a central vacuum system, plenty of storage and walk in closets. The fireplace is lovely in the living room where there are views of the mountains and a great place to watch the gorgeous mountain sunsets. The kitchen boasts custom maple cabinets with plenty of storage, stainless appliances and granite countertops. The dining room is open to the kitchen and has direct access to the covered front porch for barbecuing and the views of the southern mountains. There are 2 large bedrooms on the main level plus a full bath. Upstairs is the 4th bedroom/office/ art studio and a huge "Master Suite "with a walk in closet and a full five piece bathroom, with double vanity, large oversized tub, and walk in shower. The beautiful views from the master suite are wonderful to wake up to every morning. The attached garage is an oversized two car with a separate mechanical room plus a storage room for your toys. There are several outbuildings including a large workshop. Special features include no HOA or covenants, long and short term rentals allowed, privacy, many trees are located on the property and it borders public land to the west.



PROPERTY AT A GLANCE

6.33 Acres - Bordering Public Land
2,584 SF Home; Built in 2002
3 Bedrooms, 2 Bathrooms, Office & Art Studio
Vaulted Ceilings, Granite Counters, Central Vacuum
Propane Baseboard Heat & Wood Burning Fireplace
In-House Well & Septic System
Stucco & Stone Exterior, Metal Roofing
Oversized 2 Car Attached Garage
2 Sheds, Landscaping, Many Trees
No HOA or Covenants
2020 Taxes: \$1,987



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