

# 9310 County Road 240

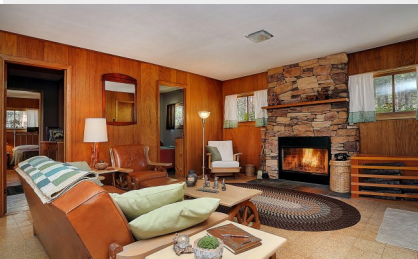
Salida, Colorado 81201



**\$459,000**  
MLS #7449083

## PROPERTY AT A GLANCE

0.45 Acres  
934 SF Cabin; Built in 1957  
3 Bedrooms, 1 Bathroom  
Electric / Wood Stove Heating  
Septic System  
Water: Cistern or Well Required  
Back Patio overlooks North Fork Creek  
Oven, Refrigerator & Washer  
Borders National Forest  
10 Miles from downtown Salida  
2020 Taxes: \$574



## Quintessential mountain cabin

*Built on a heavily wooded lot adding tons of privacy, however, is still very easily accessible from county maintained roads. There are three separate bedrooms with one shared three quarter bath. Appliances in the kitchen add charm to the open kitchen and living room area. Lots of natural light in the living space from big windows. The patio on the back is the magic spot of this home. It overlooks the North Fork Creek offering year round tranquility. The north property boundary backs up to National Forest lands. Public lands add endless mountain recreation opportunities right out the back door. Nearby Monarch Ski Mountain and 10 miles from downtown Salida!*

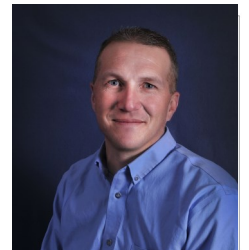


## LISTING AGENT

Jeff Post  
Owner/Broker, GRI  
719-539-8909 Cell



First  
**COLORADO LAND**  
Office



Post@FirstColorado.com



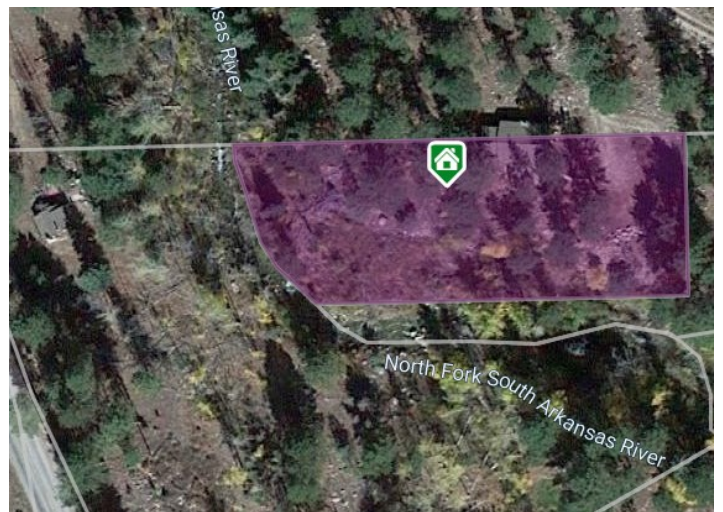
FirstColorado.com – 719-539-6682 – 7385 W. Hwy 50 / PO Box 749 Salida, CO 81201

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**Directions: Head west on US-50 toward Vesta Rd., turn right onto US-50 W/ Main Street for 6.7 miles, right onto County Road 240, cabin is on the right.**



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