



First
COLORADO LAND
Office

LISTING BROKER

Nancy Hollen
Broker Associate, CRS, GRI, SRES, ABR
719-530-1217 Cell
Nancy@NancyHollen.com



PRICE REDUCED

\$450,000

MLS #7901387



105 Broken Arrow Dr, Cotopaxi



- ♦ 11.22 Ac - Border Public Land
- ♦ 3,948 SF Home, Built in 2003
- ♦ UBC/IRC 2 Story Modular
- ♦ 2 Bedrooms & 4 Bathrooms
- ♦ Unfinished Basement 1,512 SF
- ♦ Room for More Bedrooms
- ♦ In-House Well, Septic System
- ♦ Outbuildings
- ♦ Wood Siding Exterior & Architectural Shingles
- ♦ Annual HOA Fee: \$140
- ♦ 2020 Taxes: \$489



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.



Directions: Take US Hwy 50 to Cotopaxi. Go north on CR12 for 8.5 miles, turn right on Birdpoint Dr. for 1.2 miles. Go left on Red Feather for .5 miles and stay left on Red Feather for an additional .4 miles. Go left for .1 miles on Bison and then left for .1 miles on Broken Arrow to house on left.



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.