

14611 High Mesa Court

Nathrop, Colorado 81236



\$625,000
MLS #8160471

PROPERTY AT A GLANCE

6.50 Acres
2,566 SF Home, Built in 2009
4 Beds, 2 Baths
Propane Forced Air Heat
Private Well & Septic System
Detached Garage (30x50)
Addtl. Workshop w/ Electricity
\$100 Annual HOA Dues
2021 Taxes: \$1,865

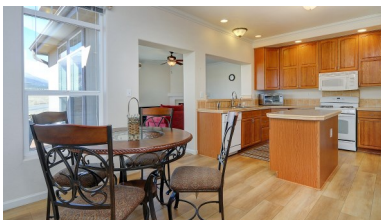


Spacious, custom built modular home on 6.5 acres

with 30x50 metal detached garage and unobstructed views of Mts Princeton, Antero, Chalk Cliffs, Buffalo Peaks and the Sangre de Cristo summits. Open ranch style floorplan offers high ceilings, lots of windows, a formal living/dining area plus an inviting family room complete with gas fireplace. Centrally located kitchen has abundant storage, oversized walk-in pantry and glass front cabinet accents. South facing master suite has 2 sizable walk in closets and attached 5 piece bath including soaking tub. Plenty of room for everyone with 3 additional bedrooms and adjacent full bath. Well is currently augmented by Upper Arkansas Water Conservancy District (UAWCD) for household use and the irrigation of 1,500 sf of lawn and gardens. Buyer to contact UAWCD if interested in purchasing additional augmentation unit to support 2 horses, mules, donkeys, burros or llamas as allowed by the covenants. Garage has insulated roof and two 10' doors to allow plenty of room for workshop, motorized vehicles, trailers and storage. Driveway is recycled asphalt and shed/workshop is insulated with electric heater for year round utilization.



Choose to count pronghorn while relaxing on the front deck or arrive at the Mt Princeton Hot Springs Resort pools and amenities in under 5 minutes. Unlimited outdoor experiences await!



LISTING BROKER

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Directions: From Buena Vista, Highway 24/285 South to Nathrop. West on CR 280, North on CR 270. Turn left (south) onto High Mesa Court. Home is at the end of the road on the left. Look for sign.



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