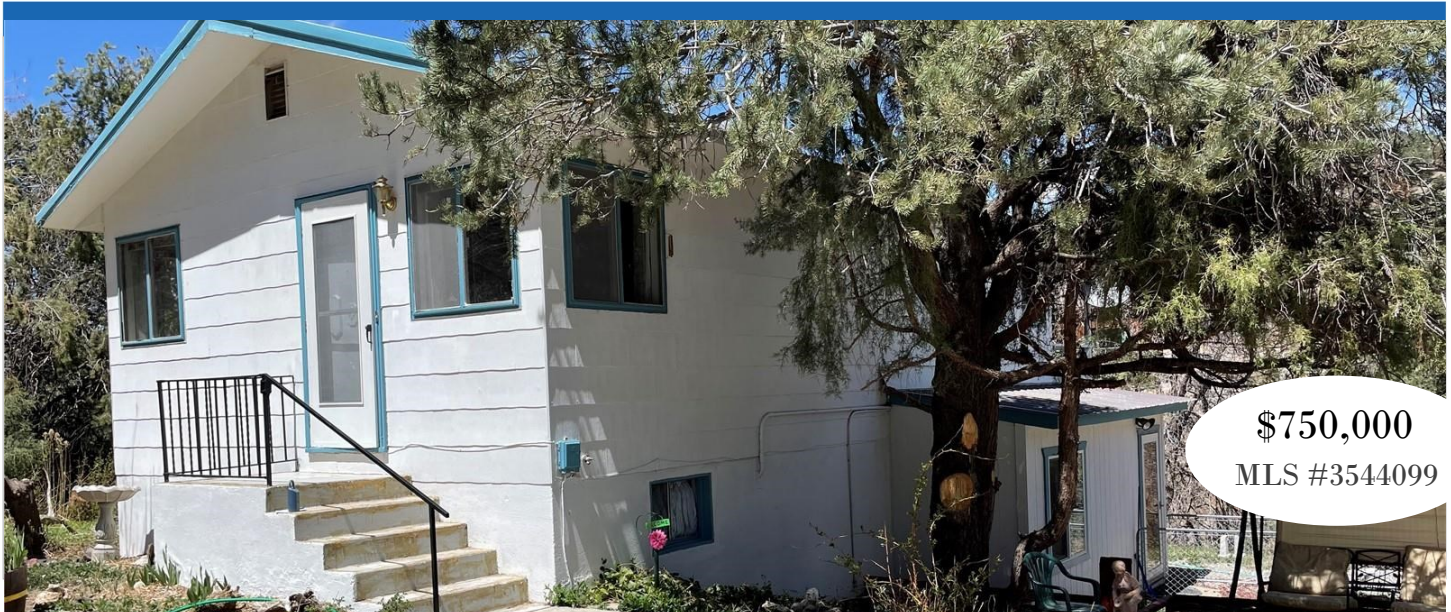


3459 E US Highway 50

Salida, CO 81201



\$750,000
MLS #3544099

PROPERTY AT A GLANCE

1.44 Acres
1,480 SF Home, Built 1962
2 Bedrooms & 2 Baths
Fireplace in Living Room
River Frontage
Household Well w/Irrigation
Septic System
Senior Tax Exemption
2021 Taxes: \$476

Cozy, neat as a pin....

Bungalow on the Arkansas River in Swissvale. First time on the market in 30 years! Awesome deck off the kitchen to sit and enjoy the river. Over 200' of private, Arkansas River frontage. Stairs lead down to your own private grassy river bank area with trees surrounding it. Sheds and garage provide plenty of storage for the toys and lawn and garden equipment plus additional space for studio, woodworking, automotive, or whatever your hobbies are. Though the home sits on the Highway there are numerous, mature trees and vegetation that give it a very private feel. In addition to typical in house uses the well provides for watering animals and up to .5 acres of lawn and garden. All this about 10 minutes from downtown Salida!



LISTING AGENT

Martin Epp
Broker Associate
719-221-1642 Cell



Epp@FirstColorado.com



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: From Salida Highway 50 east approximately 8 miles to Swissvale and 13300 on the left hand side.



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