



Directions: From Downtown Salida travel North on 3rd Street to Crestone Ave and turn left, continue to CR 144, turn left, property is the second home on the left. Look for broker "For Sale" sign.



LISTING AGENT

Justin Tanner
Broker Associate
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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.

8460 County Road 144
Salida, Colorado 81201



NEW PRICE
\$1,500,000
MLS #3029458

The 360 degree views are breathtaking...



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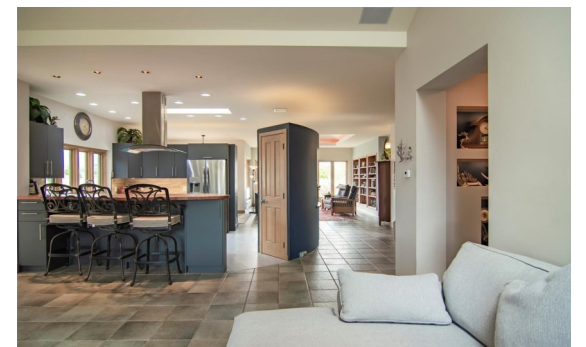
This 3600 square foot home is...

located close to Salida Trails and is within walking distance to downtown. High end finishes throughout the home include vaulted ceilings, tile floors, artistic coves, in-floor radiant heat and a gourmet kitchen any chef would admire. The spacious main suite boasts separate bathrooms and dressing spaces. A well designed open concept includes the kitchen, family and living room. The two outside living spaces, one with a natural gas fire pit, are ideal for entertaining and the 360 degree views are breathtaking. This 3.96 acres offers plenty of room to park your RV and store your gear. The landscaped yard is on a drip system so the trees and bushes will get watered when necessary. Ranchos De Caballeros permits for horses and a barn if you desire. It also has water rights so the 3.96 acres can be flood irrigated and kept green for as long as the water lasts for the season. Come and enjoy all the conveniences of the city with the comforts and seclusion of the country.



PROPERTY AT A GLANCE

3.96 Acres
3600 SF Home, Built in 1998
3 Bedrooms and 3 Baths
Gas Fireplace
Vaulted Ceilings with Open Floorplan
Carpet, Tile and Wood
Radiant Flooring
In-House Well w/Irrigation
Septic System
Attached 3 Car Garage
Two Outside Living areas for Entertaining
Annual HOA Fee: \$275
2021 Taxes: \$3,463



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