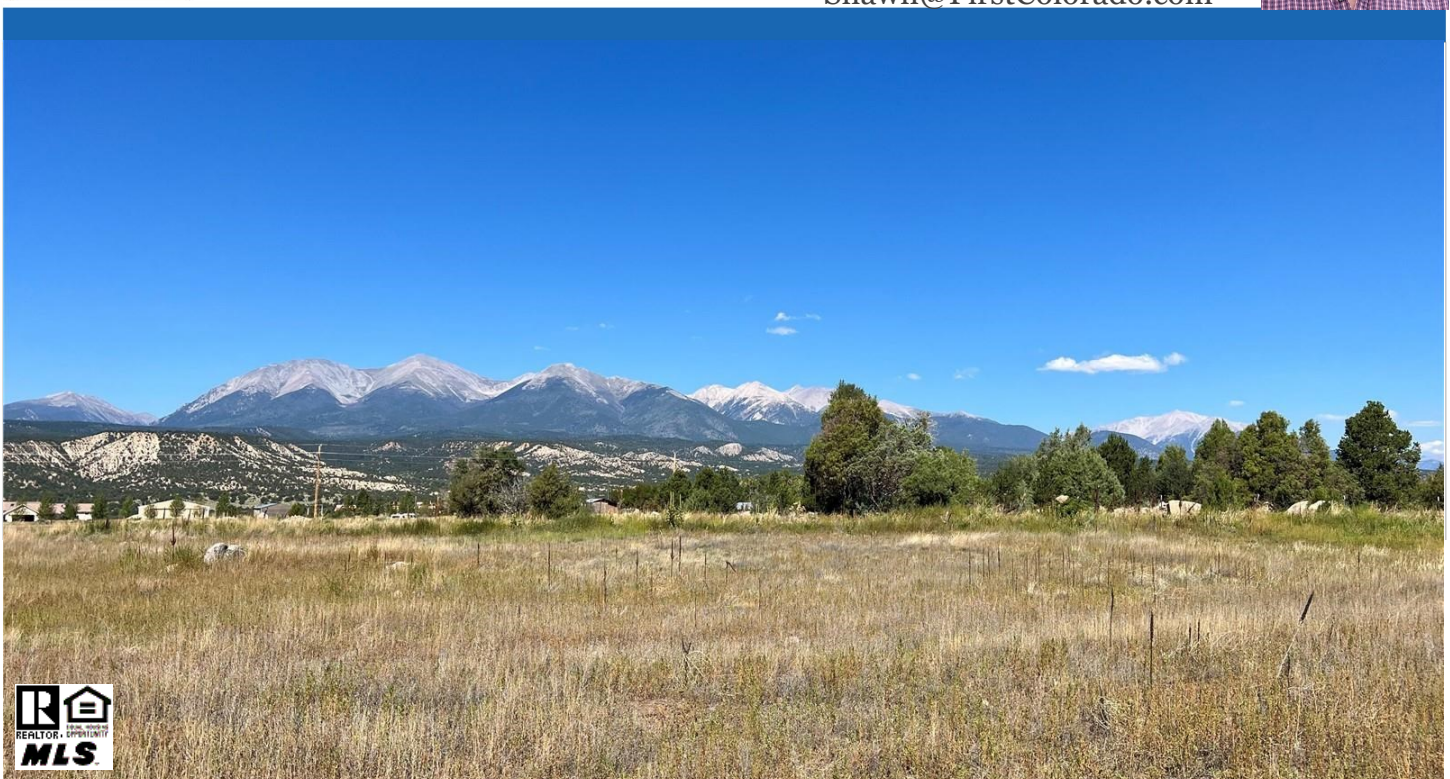




First  
**COLORADO LAND**  
Office

**LISTING BROKER**

Shawn Allison  
Broker Associate  
303-521-5161 Cell  
Shawn@FirstColorado.com



## ***Peak View Drive***

- Lot 1 2.07 Acres 11501 Peak View Drive \$199,000
- Lot 2 2.10 Acres 11503 Peak View Drive \$215,000
- Lot 3 2.87 Acres 11507 Peak View Drive \$260,000
- Lot 4 3.35 Acres 11506 Peak View Drive \$260,000
- Lot 5 2.25 Acres 11504 Peak View Drive \$215,000
- Lot 6 2.05 Acres 11502 Peak View Drive \$190,000



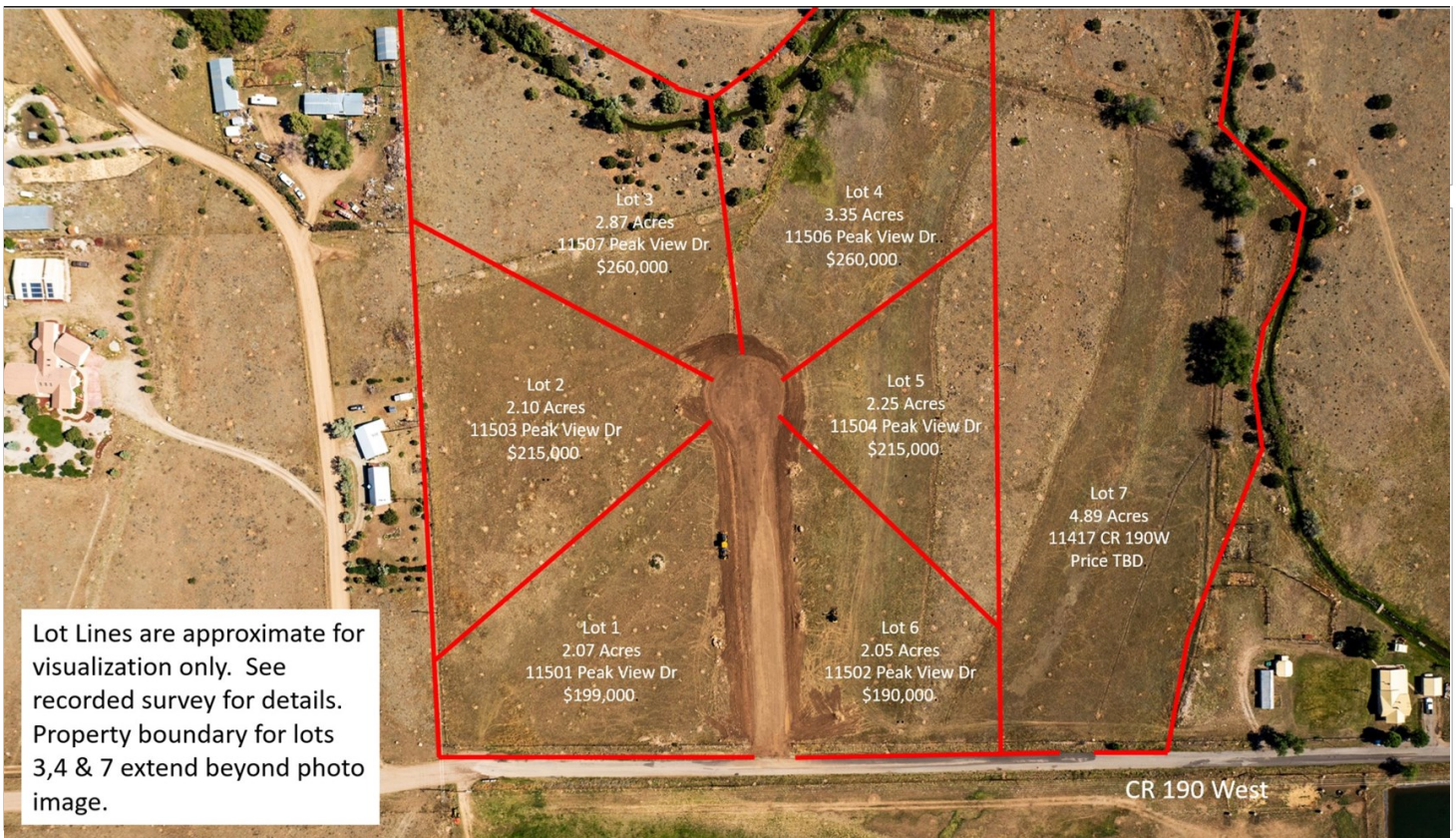
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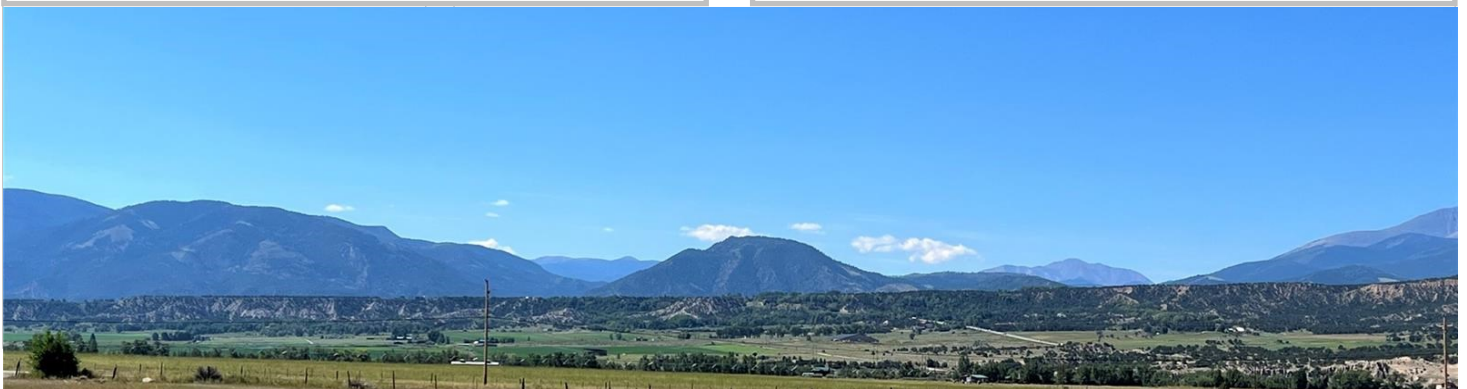
# These 2+ Acres Parcels are the perfect...

slate for your Salida Dream Home. Located just 5 miles from Downtown Salida in a quiet rural setting. Peak View is a new 7 Lot subdivision with stunning views of the Collegiate Peaks Mountains and the Arkansas River Valley. Located a 1/2 Mile from HWY 291 - easy access without the highway noise. Close proximity to fishing, mountain biking and skiing at Monarch Ski Area. This beautiful area is zoned residential, flat building sites, limited covenants and low HOA fees. Bring your building plans, chickens and gardening talents. Covenants allow for construction of an accessory dwelling unit in addition to a single family home. Well augmentation certificate has been paid for household and outside watering, there is electric to the lot line, survey pins set at property corners.



- Lot sizes Ranging from 2.05 to 3.25 Acres
- Location 1/2 mile from 291 on County Road 190 W
- Zoned Residential
- Quiet Rural Setting with 360 Degree Mountain Views

- Augmentation for Outside Watering
- Electric to Lot Line
- Annual HOA Fees: \$250 Road Maintenance
- Reasonable Covenants



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