

25416 US Highway 50

Cotopaxi, Colorado 81223



PROPERTY AT A GLANCE

2.5 Acres
Golden Acres Homesites Sub.
Build Your Dream Home
Modulars Allowed
1,300 SF Detached 2 Car Garage
10 Gallon P/Minute Well Installed
Private Septic
NO HOA
2021 Taxes \$398

This delightful 2 & 1/2 acre property

has everything except your home, which could be a small house (400 sq. ft. minimum) or cabin or a larger home if you desire. It also allows for a modular home. The property already has a 10 gallon a minute well drilled, a septic system for a 3 bedroom home, electricity to the building site, gravel driveway to building site and garage and an awesome garage/studio/workshop. There are great views of the snowcapped mountains and valley and a huge "rocky" mountain behind the building site area. The garage/studio/workshop was originally built for an ambulance company so besides the two bay garage, it has a large finished area with a modified kitchen plus a full bathroom and closet. BUT THIS BUILDING IS NOT ALLOWED TO BE A RESIDENCE. It has a final building permit for the garage structure but no permit for any finishes such as the electric, plumbing, insulation or drywall. An owner would be able to live in a motor home for two weeks at a time or for the length of time to build a house per the Fremont County Building Department.



LISTING AGENT

Nancy Hollen
Broker Associate
CRS, GRI, SRES, ABR
719-530-1217 Cell



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Office



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Directions: Hwy 50 in Texas Creek area, west of Hwy 69, just west of the "ATV Tour" business on south side of highway



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