



44500 COUNTY ROAD 76

HAYDEN, COLORADO

\$799,000 | MLS #S1048534 | 40 ACRES

PROUDLY PRESENTED BY: Amy Williams

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Welcome to 44500
CR 76, a surprisingly
secluded ranchette
located a short six
miles north of Hayden

Elevated above the county road in a gentle draw, the home fronts expansive views of the surrounding countryside with grass pasture land directly behind. The 3,652 square foot home includes four bedrooms, three baths, open concept main floor, lower level family room and large storage/utility room. The wrap-around deck is perfect for outdoor living and entertaining, and the adjacent garage/shop can store all your gear and equipment.





Price | \$799,000

MLS # | S1048534

BD / BA | 4 Beds, 3 Baths

HOA | None

Taxes | \$1,851.52 (2023)

Year Built | 2005

Total SQ FT | 3,652

Lot Size | 40 Acres

Flooring | Vinyl, Carpet

Water | Spring, Well

Heating | Forced Air, Propane

Parking | 3 Car Garage

Inclusions: Refrigerator, dishwasher, gas range/oven, microwave, washer, dryer, propane tank, big screen TV in basement, shelving in utility room, 1,000 gallon water tank in utility room, 1,200 gallon cistern at wellhead, wood stove, wood box in utility room, various supplies and items in shed (at buyer discretion), cut wood in garage/shop, fencing and gates.

Exclusions: Owner personal property, freezer in garage/shop. Brush hog and furniture available with right offer and/or via separate negotiation.

Seller is offering a carpet and paint credit.



By The Numbers

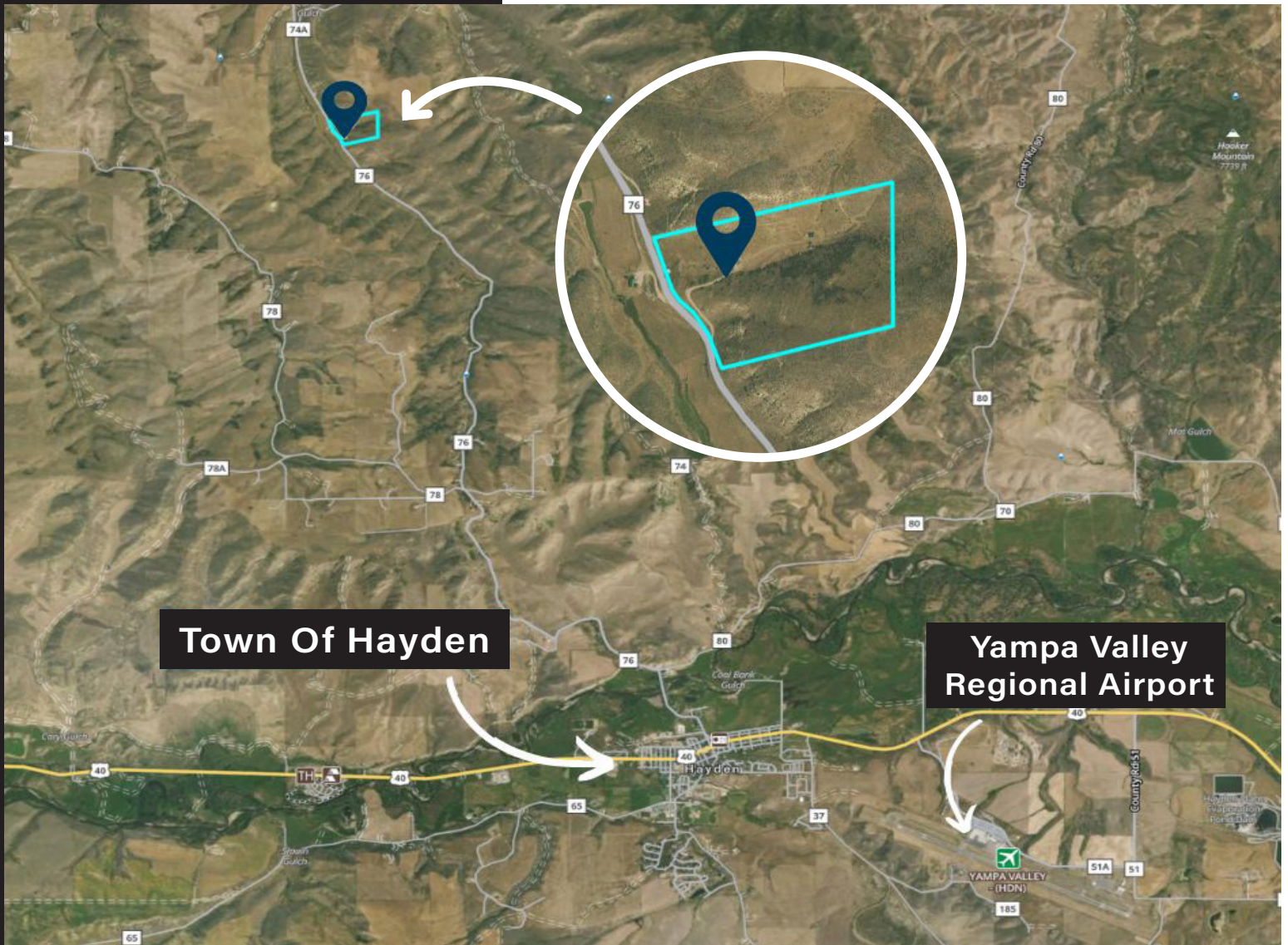
- 1200 gal. water tank at wellhead
- 1000 gal. water tank in utility room
- 500 gallon propane tank – owned
- 20 net mineral acres included
- 2 electric meters
(one for house, one for barn)
- 1 Spring provides water to outbuildings (unadjudicated)
- 1 Well services the residence

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- 2020 - Septic was pumped
 - 2023 - Exterior painted
 - 2024 - New furnace installed



Outbuildings

- Historic cabin
- Garage/shop
- Chicken coop
- Hay shed
- Various small sheds



**This is
country living
at its best!**

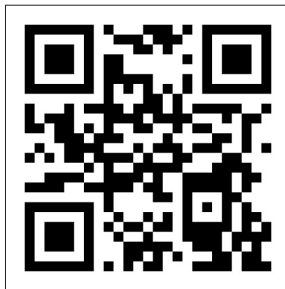
Livestock-ready, the property is perimeter fenced and cross fenced with a spring providing water for animals and outbuildings. A separate well services the home. To top it off, a historic cabin is waiting to be refurbished for guest or playhouse use.



HELPFUL LINKS



[Property Video](#)



[HaydenCOLife.com](#)



[Property Documents](#)



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