



LISTING AGENT

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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.

11530 County Road 256, Salida, Colorado 81201



Enjoy mountain living in this exquisite custom built home!



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This property is a rare...

opportunity to own a 10+ acre horse property without any covenants within 15 minutes of town. It's a spacious one story home and nearly 3500 sqft of luxury living. As you walk in the front door, you immediately notice the character of the room with large wooden beams and saltillo tiles. The kitchen has a large island with upgraded stainless appliances and a professional Kutch stove and more beams adding a rustic charm. This open space has a dining area and a separate office with an exterior door that walks you down to the fire pit. A huge picture window frames the mountain peaks and meadow view like a post card next to the wood burning stove. Four bedrooms and three bathrooms wrap around the other side of the home. The two car attached garage has been closed in and is used as a craft/storage/exercise room. Tons of space for plenty of activities! There is a big laundry area with more ample storage available. The exterior of the home is set up to enjoy the great outdoors with a covered patio area, a deck with a hot tub, and a steam room. Stunning views from every direction. With over 10 acres and two wells, it's a great home for horses and chickens. A very comfortable chicken coop is located closer to the house and loafing shed. A round pen and nice fencing is in place and ready for animals. There is a large, clean barn with a roll up RV sized door and abundant loft storage. Everything you need to start a new hobby farm or just have a little elbow room with the extra land. Salida is an incredible place to call home surrounded by endless mountain recreation, a prominent art community, beautiful vistas, skiing, and river activities.



PROPERTY AT A GLANCE

10.42 Acres
3,479 SF Custom Home, Built in 2001
4 Bedrooms and 3 Baths
Tongue and Grooved Vaulted Ceilings
Radiant Floors for Heat
Water: Domestic Well, Household w/Irrigation
Sewer: Septic System
1,530 SF Barn/Storage Heated with Loft
Hot Tub and Steam Room
No HOA Fees or Covenants
2022 Taxes: \$3,272



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