

BACHMAN & ASSOCIATES

INCORPORATED



Blue Heron on the North Fork

Situated in the cottonwoods is this beautiful two-story home overlooking the North Fork stream of the Purgatoire - which bisects the entire width of the parcel. The property is fully fenced and cross fenced and provides a great well. There is year-round access on a county maintained road, only two miles off Colorado Highway 12. Built in 2006 it has lots of charm with 3 bedrooms, 3 full baths and plenty of privacy.

13260 County Road 21.6

\$447,000

For more information or for a tour call:

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Specializing in Unique and Beautiful Mountain Properties

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LOCATION:

- 28 miles from Trinidad
- 4 hours south of Denver, 3.5 hours from Santa Fe, NM
- 3.5 hours from Colorado Springs and the nationally served airport
- 10 minutes from Lathrop State Park and Spanish Peaks Regional Medical Center
- Close to the San Isabel Nat. Forest for year round outdoor activities for the entire family

THE PROPERTY:

- 3,152 sq. ft., on 38 acres
- 3 bedroom, 3 bath, stainless steel appliances, maple cabinets, river views, Low E glass windows
- Two story, 9 ft. ceilings, walk-in pantry
- Built in 2006, forced-air heat and wood-burning stove

SPECIAL FEATURES:

- Set in the cottonwoods overlooking the North Fork stream
- The North Fork of the Purgatoire River bisects the entire width of the parcel
- Fully fenced and cross fenced
- Great well
- Year-round access on county maintained road
- Only two miles off CO Highway 12

SALES INFORMATION:

- **Legal description:** North Fork Ranch, Ph 5, Lot 35, cont 38.55 ac M/L
- **Address:** 13260 County Road 21.6, Weston, CO 81091
- **Price:** \$447,000
- **Terms:** cash or terms acceptable to seller
- **Taxes:** for the year 2012 - \$321

Prospective Purchasers: Bachman and Associates, Inc., its agents and brokers, are working with buyers and seller as transaction broker. All information is based on sources deemed reliable. Offerings and all information is subject to errors, omission, change, prior sale, or withdrawal without notice.