

BACHMAN & ASSOCIATES

INCORPORATED



Cuchara Hillside Retreat

Tucked into a beautiful hillside location with southern mountain views, this Cuchara home has a very woodsy feel. The charming house has lots of "Cuchara" character and wonderful outdoor areas to enjoy. There are 2 children's lofts and a bunkroom in addition to 3 bedrooms and 2 baths, an open great room and plenty of space. Outdoors there are wonderful little "tuck-aways" for enjoying the view and the sweet smell of mountain air and pine. The property is adjacent to national forest so there is plenty of privacy.

17021 State Highway 12, Cuchara

\$459,000

For more information or for a tour call:

Eric Bachman at 719-742-5558 (home) or the Bachman Office at 719-742-5551

e-mail Eric: eric@bachmanandassociates.com www.discoverbachman.com

Specializing in Unique and Beautiful Mountain Properties

www.discoverbachman.com



LOCATION:

- .5 mile from the town of Cuchara
- 3 hours south of Denver, 3.5 hours from Santa Fe, NM
- 2 hours from Colorado Springs and the nationally served airport
- 30 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 HOUSE:

- 2,512 sq. ft.
- 3 bedrooms
- 2 baths
- 1 detached garage and 1 attached garage
- 2 children's lofts
- 1 bunk room
- Open great room with fireplace

SPECIAL FEATURES:

- Partially furnished
- Beautiful hillside location
- Close to the village of Cuchara
- Wonderful outdoor areas including outdoor rock fireplace
- Adjacent to national forest

SALES INFORMATION:

- **Legal description:** Lengthy, contact listing agent
- **Address:** 17021 State Highway 12, Cuchara, CO 81055
- **Price:** **\$459,000**
- **Terms:** cash or terms acceptable to seller
- **Taxes:** for year 2011 – \$1,978.96

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.