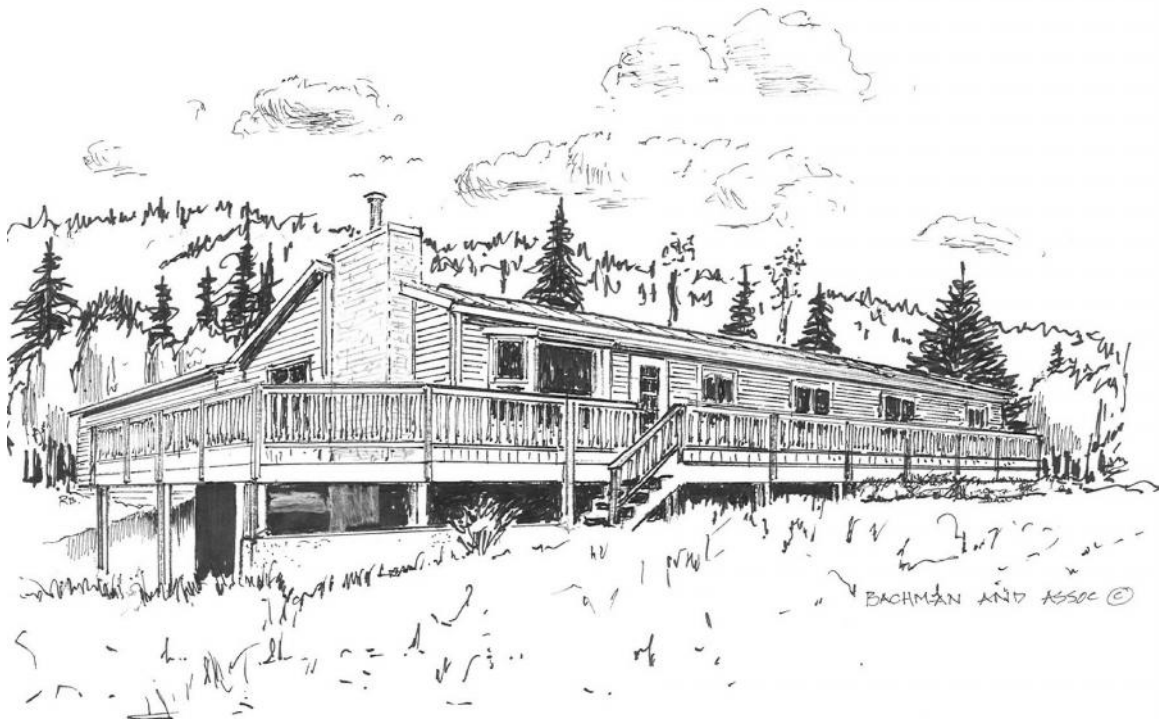


# BACHMAN & ASSOCIATES

INCORPORATED



## The More, the Merrier

Bring all the family and friends and still have lots of room. This spacious log home features a large country kitchen with breakfast area, island, 2 bar areas and a large separate dining room. The massive stone fireplace makes the great room a cozy retreat. Three bedrooms upstairs and several extra rooms in the walk-out basement provide lots of sleeping space. There are 2 oversized 2 car garages, both attached. Big decks to enjoy the big views.

**391 Ponderosa Road     \$495,000**

For more information or for a tour call:

**Karen McAnally**  
719-742-6742 (Home Office)  
719-989-8784 (Cell)

**Cal Sandbeck**  
719-742-3383 (Home Office)  
719-214-3321 (Cell)

Specializing in Unique and Beautiful Mountain Properties

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**LOCATION:**

- 12 miles from the town of La Veta
- 3 hours south of Denver, 3.5 hours from Santa Fe, NM
- 2.5 hours from Colorado Springs and the nationally served airport
- 25 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:**

- 3,112 sq. ft. total, 2,272 sq. ft. upper, 840 sq. ft. lower finished, 560 sq. ft. unfinished
- Built in 1994
- 4 bedrooms
- 4 baths
- Large country kitchen with breakfast area, island, 2 bar areas
- Separate dining room
- Massive stone fireplace
- Walk-out basement

**SPECIAL FEATURES:**

- 2 oversized 2 car garages, both attached
- Big decks
- Great views

**SALES INFORMATION:**

- **Legal description:** Lot #18A Spanish Peaks filing 2
- **Address:** 391 Ponderosa Road
- **Price:** \$495,000
- **Terms:** cash or terms acceptable to seller
- **Taxes:** for year 2012 – \$

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.