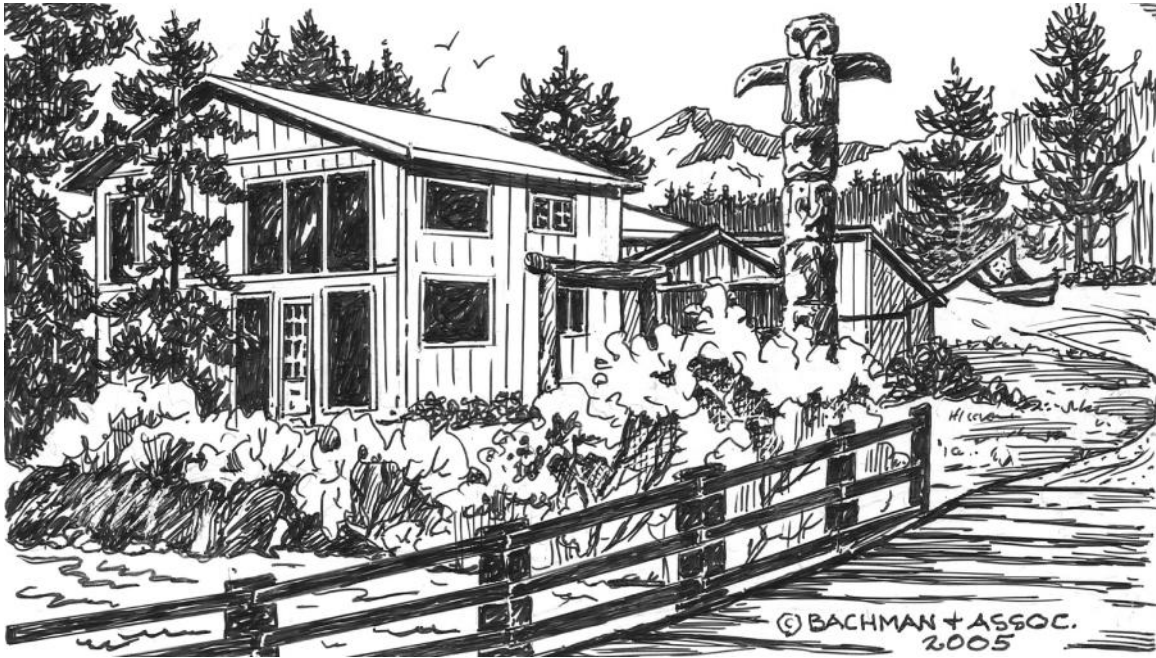


# BACHMAN & ASSOCIATES

INCORPORATED



## River's Edge

Located in the Village of Cuchara, right on the river, this beautiful home will inspire you. Huge walls of windows allow Mother Nature to come right in and blend with the interior of the home. High quality materials and craftsmanship make this a comfortable and welcoming place to entertain or just to get away and relax. There's plenty of room for guests with seven bedrooms, a large central room for dining, and lovely terraced decks overlooking the river. You are going to love this large and elegant space which can be used as a commercial enterprise or as a home.

**90 Cuchara Ave. East**

**\$449,000.00**

For more information or for a tour call:  
Eric Bachman at 719-742-5558 (home office) or 719-742-5551 at the Bachman's  
[www.discoverbachman.com](http://www.discoverbachman.com)

Specializing in Unique and Beautiful Mountain Properties

[www.discoverbachman.com](http://www.discoverbachman.com)



### **LOCATION:**

- 20 minutes from the town of La Veta
- 3 hours south of Denver, 3.5 hours from Santa Fe, NM
- 2 hours from Colorado Springs and the nationally served airport
- 35 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
- Located on the river in historic Cuchara

### **THE HOUSE:**

- 7 bedroom, 4 bath
- Fireplace
- Nice open floor plan
- All appliances are included
- Cozy mountain feeling in a full size home
- Completely furnished including linens, dishes and silverware
- Commercial or residential

### **SPECIAL FEATURES:**

- Patio for outside dining along the river
- Located in the village of Cuchara
- Peaceful setting
- Fish the Cuchara River from the stone patio
- Walk to National Forest

### **SALES INFORMATION:**

- **Legal description:** Lengthy, see listing agent
- **Address:** 90 Cuchara Ave. East, Cuchara, CO 81055
- **Price:** - **\$449,000**
- **Terms:** cash or terms acceptable to seller
- **Taxes:** for year 2011 – \$2,567.82

To 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.