

BACHMAN & ASSOCIATES

INCORPORATED



Leisure Living in La Veta

This beautiful La Veta home is in a great location and setting. Wonderfully created for your own family or as a boutique B & B, it features gourmet kitchen-dining, the "Bear Suite" which is located downstairs and has a private bath with whirlpool tub, separate shower and double sinks. This room also has a queen size bed, TV/stereo and back entrance to a large patio where hot tub, fire pit, table and chaise lounge are located. In addition there are two more wonderful bedrooms upstairs with a bath and TV/sitting area.

902 S. Oak Street

\$348,500

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LOCATION:

- 4 blocks from downtown La Veta
- 3 hours south of Denver, 3 hours from Santa Fe, NM
- 2.5 hours from Colorado Springs and the nationally served airport
- 15 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:

- Nice corner location on Oak Street
- 2,462 sq. ft.
- 1 1/2 story
- 3 bedrooms
- 4 baths
- Gourmet kitchen/dining area

SPECIAL FEATURES:

- Perfect for single family living or as a B & B
- Close to Grandote Peaks Golf Course
- Downstairs suite with private bath, whirlpool tub, separate shower and double sinks
- Back entrance to a large patio with hot tub, fire pit, and privacy fence

SALES INFORMATION:

- **Legal description:** N. 50 ft. of lots 18,19,20,21,22,23; Block 30, La Veta Addition
- **Address:** 902 S. Oak Street
- **Price:** **\$348,500**
- **Terms:** cash or terms acceptable to seller
- **Taxes:** for year 2011 – \$1,163

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.