

BACHMAN & ASSOCIATES

INCORPORATED



Southern Colorado Rancher

Located at the base of the picturesque Spanish Peaks, in the quaint little town of La Veta, this 1950s home is one of the area's most unique properties. Built of Colorado sandstone by a prominent La Veta rancher who insisted on the finest materials and workmanship, the property offers spectacular views of the peaks, sits on 14 town lots, and is within walking distance to downtown La Veta.

121 Cascade \$399,000

For more information or for a tour call:
Eric Bachman at 719-742-5551 (office) or 719-742-5558 (Bachman office)
e-mail: eric@BachmanAndAssociates.com

Specializing in Unique and Beautiful Mountain Properties

www.discoverbachman.com



LOCATION:

- 4 blocks to downtown 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
- 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:

- 3,000 sq. ft. of living space
- 1,000 sq. ft. of finished basement/home theatre
- Built in the 1950s
- 3 bedrooms
- 2 1/2 baths
- Eat-in kitchen w/new appliances, large laundry room, den and office
- 2 wood-burning fireplaces

SPECIAL FEATURES:

- 600 sq. ft. guest cottage/artist studio
- Mature trees, including 6 producing apple trees and large cottonwoods
- 14 town lots
- Attached 2 car garage
- Native American tipi in the yard
- Spectacular views of the Spanish Peaks

SALES INFORMATION:

- **Legal description:** Contact listing agent
- **Address:** 121 Cascade
- **Price:** **\$399,000**
- **Terms:** cash or terms acceptable to seller
- **Taxes:** for the year 2012 - \$1,097.74 #27200 \$791.42 #272006

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.