



Cabin Country

Come explore Northern Colorado mountains

970-482-5263

PO Box 1967 Fort Collins CO 80522-1967



450 Mountain Ridge Rd Red Feather Lakes CO 80545 Sand Creek Park

\$245,000

37 acres of lush alpine timber is a 'ready-to-go' masterpiece. The Aspen grove surrounds 720 sq ft 2 bedroom cabin. Terrific views out of the trees, across the valley. Outbuildings include a small barn, storage shed, and generator house. Propane kitchen appliances, wood stove, well, septic system and generator solar setup. Let's set a time for you to see your summer hide-a-way.



Pines and Aspen galore
Off-grid privacy
Horse shed
6'x6' generator shed
14'x18' storage shed
Well and septic system
Solar panel and batteries
Furniture included
Turn-key opportunity
Difficult winter access

Acres ± 37.45
Association dues (Yr) \$113
Property Taxes \$1,100
Location 1 ½ hrs NW of Fort Collins CO
30 minutes South of Larmie WY
MLS No

Additional photos available at www.cabin-country.com
Information obtained from reliable sources and believed to be accurate
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School District Poudre

Total Sq Feet 720 Main floor

Built 1987

Electric Generator

Heat Wood Stove

Sewer Septic

Well Permit 161523

Well Information 4 GPM Drilled 1993
250' depth 12' static

Bath(s) 1 full bath main floor

<u>Rooms</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Primary Bedroom	M	10	12	Carpet
Bedroom 2	M	10	12	Carpet
Kitchen	M	12	12	Vinyl
Living room	M	12	12	Carpet

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