

\$319,500

From the awe-inspiring beauty of the valley to the contemporary 960 sq ft cabin powered with ACV and DCV by generator/solar on 37 acres, this just might be your perfect get-a-way! Close to Bull Mountain and National Forest for additional exploring. All furniture, appliances, mountings and artwork are included. Add in the loafing shed with additional storage, and it's perfect for all your needs!



Features

Sand Creek Park

**442 Mountain Ridge Rd
Red Feather Lakes CO 80545**

- Several aspen groves
- Park-like meadows
- Livestock lean-to
- Access to nearby State and National fort lands
- Metal roof
- Well insulated
- Walk-out basement
- Extra storage space
- Summertime recreation
- Area known for wildlife



Specifics

Acres ±	37.45
Association Dues (yr)	\$ 120
Property Taxes	\$ 1,269
Location	
1 ½ hrs NW of Fort Collins CO	
30 minutes South of Laramie WY	
MLS No	977549

Information obtained from reliable sources and believed to be accurate

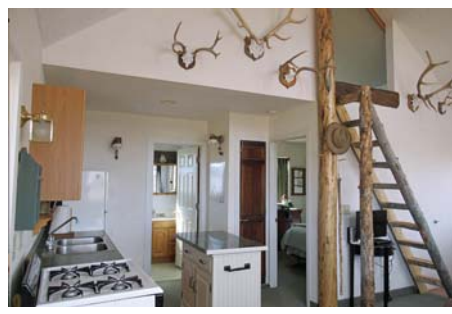
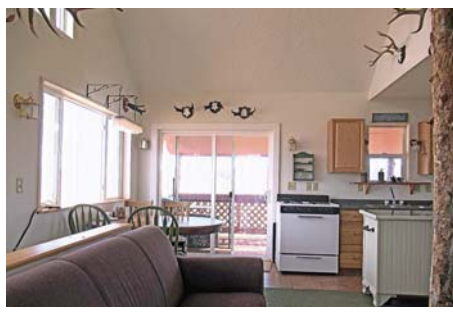


Cabin Country

970-482-5263 PO Box 1967 Fort Collins CO 80522-1967

Bill McClelland bill@cabin-country.com

Come explore Northern Colorado's mountains



School District Poudre
Total sq feet 960 Main 480 Lower 480 Loft storage 192
Built 2003 2 story with metal roof
Electric Generator Solar Wired for ACV and DCV
Heat Propane
Sewer Septic
Well Permit 244993 GPM 6 Depth 440' Drilled 2003
 Butterfly valve fills horse tank or indoor cistern tank

Rooms	Level	Length	Width	Flooring
Primary Bedroom	Main	11	10	Carpet
Kitchen	Main	23	10	Tile
Living room	Main	08	10	Carpet
Recreation room	Lower	23	13	Concrete
Bath(s)	Main	1 full bath		



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