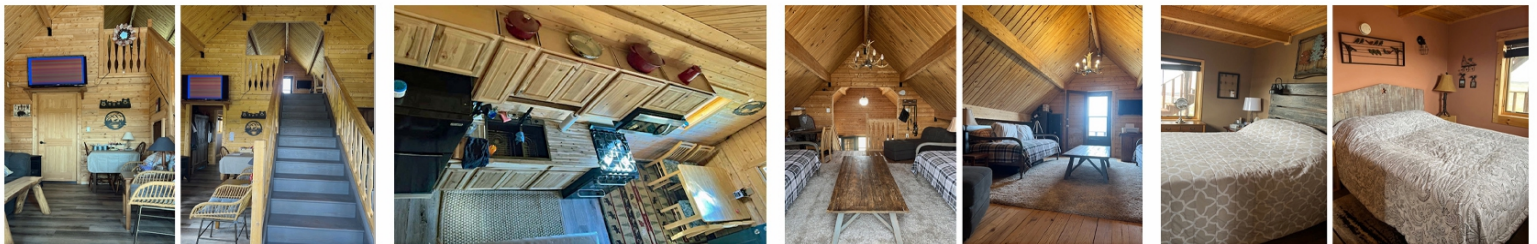




YOUR PERFECT ESCAPE This 936 sq ft log style wood frame cabin offers a haven of comfort and warmth, where every detail enhances your enjoyment! The efficiently designed 2-bedroom, 1 bath, with a 2nd floor study/office, compliments the main floor plan integrating the living, dining and kitchen areas. Recent upgrades include new appliances, solar system and laminate vinyl flooring. 16'x30' Alpine style shed has room for your tools and vehicles, or just plain entertaining your company! Extending the living area, the cabin's rear balcony and shed deck, highlight the impressive views of the Snowy Range and Sand Creek red rock formations enhancing outdoor enjoyment. Running Water creek provides an invite for the local Moose, Elk, Deer and Antelope. Your complete solution offering a respite from your daily life on this 40 acres in Sand Creek Park.



Cabin Country Inc
PO Box 1967
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Bill McClelland
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Just the facts

Offered at \$ 419,500

Total Sq Ft	936 Main 662 2 nd Level 274
Built 2008	Style 1 ½ story Log style wood frame
Roof	Gable preformed metal
Electric	Solar
Heat	Propane freestanding stove
Well	Depth 255 ft Static Level 30 ft GPM 5
Sewer	Septic
Satellite	Starlink system
Bathroom	3/4 bath
Primary Bedroom	12'x10' main floor
Bedroom 2	12'x10' main floor
Kitchen	14'x08' Eat-in main floor
Livingroom	14'x08' main floor
Laundry	06'x04' main floor
Study/Office	17'x13' 2 nd floor

Some livingroom, bedroom, 2nd floor furniture included

Alpine Style Shed Built 2021 16'x30' (480 sq ft), Metal roof, 10'x08' steel overhead garage door, 08'x30' composite deck

Utility Shed 2.28 kilowatt peak rated solar array, 4.4 continuous watt rated DC to AC inverter system

Land Description Sloping terrain with grassy meadows; Running Water Creek shaded by trees and shrubbery; Views of Snowy Range and Sand Creek red rock formations

Acreage 40

Association dues \$120 annually

Property taxes \$1965.07

Location 1 ½ hrs NW of Fort Collins CO
30 minutes South of Laramie WY

Information obtained from reliable sources and believed to be accurate



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