

Land Features/Info

- 2 water wells- 1 for improvements & 1 for pond
- Aerobic septic system
- Sandy soil
- No floodplain
- Unrestricted
- Stone column entrance with automatic gate
- RV hook-up with 30/50amp service
- Wildlife exemption
- Fencing in place for livestock
- Beautiful landscaping with irrigation system around improvements & pond
- Abundant wildlife, including deer
- Paved road frontage on Hwy 90A & CR 255 South
- Shaded, outdoor sitting area with stone fire pit
- Covered with Live Oak canopy with cleared underbrush creating park-like setting

Barndominium Features/Info

- Built in 2012 by a well-known, local contractor
- 3,920 sqft Heated/Cooled (2,360 sqft down & 1,560 sqft up)
- 2,402 sqft Garage (with vehicle lift & 3 glass overhead doors)
- 1,500 sqft Open Porch (with outdoor kitchen & fireplace)
- Owner's suite upstairs
 - o 1 Bedroom / 1 Bathroom (double vanity, jacuzzi tub & tiled walk-in shower)
 - o Open kitchenette, dining & living area
 - o Utility room
- Downstairs
 - o Entertainment room with full kitchen (stainless appliances), living area with wood burning fireplace, wet bar & karaoke stage
 - o Separate men/women bathrooms
 - o Personal office
- Elevator
- Metal structure is insulated
- 2 climate-controlled storage rooms
- 2 replica vintage fuel pumps
- 220 outlet for welder

Metal Building Features/Info

- Built in 2018 by a well-known, local contractor
- Metal structure is insulated
- 7 overhead doors
- 2 walk-through doors
- Outside concrete parking in front, side & back
- 220 outlet for welder
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Brick Home Features/Info

- Built in 1983
- 3 Bedrooms / 2 Bathrooms
- Family room, dining room, kitchen, breakfast area & utility room
- Wood burning fireplace
- Stone patio with fire pit

Pond Features/Info

- Gazebo
- Water fountain
- Covered pier with fish feeder
- Fenced off from livestock pasture

NOTE- improvement size & year built taken from Colorado CAD. Buyer should independently verify.