



Northern Colorado
Mountain
Land | Cabins | Ranches

Brain Storm

\$ 199,000

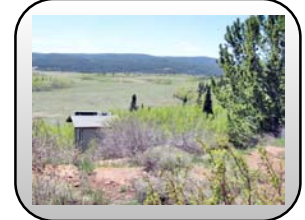
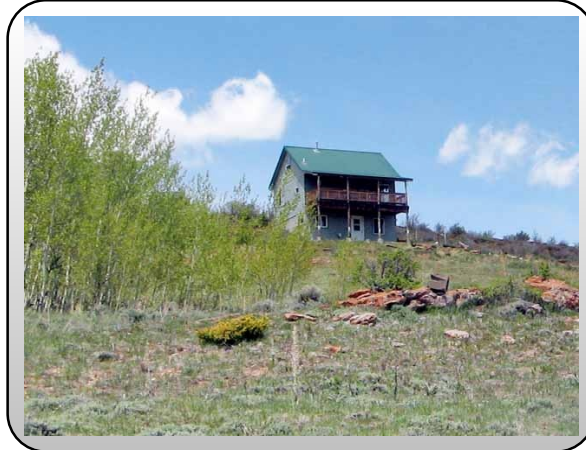
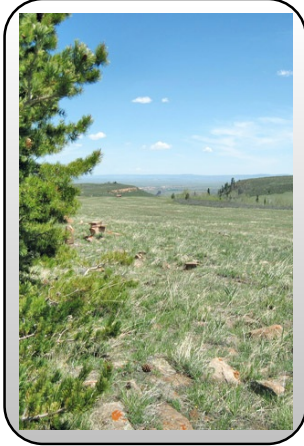
Parcel 7 Section 9

Sand Creek Park

Larimer County Colorado

442 Mountain Ridge Rd Red Feather Lakes CO 80545

MLS No. 792916



Finished and furnished contemporary 960 sq ft cabin powered by generator/solar on 40 acres. Close to Bull Mountain and National Forest for additional exploring, and an excellent opportunity for enjoying the high country in style. Turn-key setup just waiting for you. Additional 40 acres also available.

Acres +/-	40	<ul style="list-style-type: none"> ○ 2 lush Aspen groves, sprinkled with Evergreens ○ True 360 degree views form the cabin and land ○ Access to nearby State and National Forest lands ○ Healthy trees
Association Dues	\$80.00	
Property taxes	\$960	<ul style="list-style-type: none"> ○ Area know for its wildlife ○ Moose, elk, deer and antelope ○ Nearby hunting on 10,000 ft Bull Mountain ○ Summertime recreation ○ Additional 40 acres also available
Located	1 ½ hrs NW of Fort Collins CO 30 minutes South of Laramie WY	
Built	2003	<ul style="list-style-type: none"> ○ Oak cabinetry with an open floor plan ○ Well insulated with a metal roof ○ Main level 8' x 24' balcony ○ Lower level patio ○ 12' x 12' upper loft storage ○ 9' x 12' lower level sleeping area ○ 8' x 10' 2-stall horse loafing shed ○ 8' x 16' storage shed ○ Separate shed stores utility equipment ○ All furniture and appliances are include
Style	1 ½ story	
Total Sq Ft	960 Main 480 Upper 480	
Bedroom	1 with lower sleeping area	
Bathroom	1	
Electric	Generator Solar Wired for ACV and DCV. Generator runs the well and charges batteries. Lighting is solar and propane.	
Water	Well and Septic Butterfly fills either horse tank or indoor cistern/tank	
Gas	Propane Appliances and lights	
Well	Permit No 244993 440' depth 6 GPM 25' Static Level Drilled 2003	

Additional photographs are located at www.cabin-country.com
Information obtained from reliable sources and believed to be accurate

Bill McClelland bill@cabin-country.com 970 482-5263
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Master Bedroom 11' x 09'

Kitchen 23' x 09'

Livingroom 08' x 06'

Rec room 23' x 09'



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