

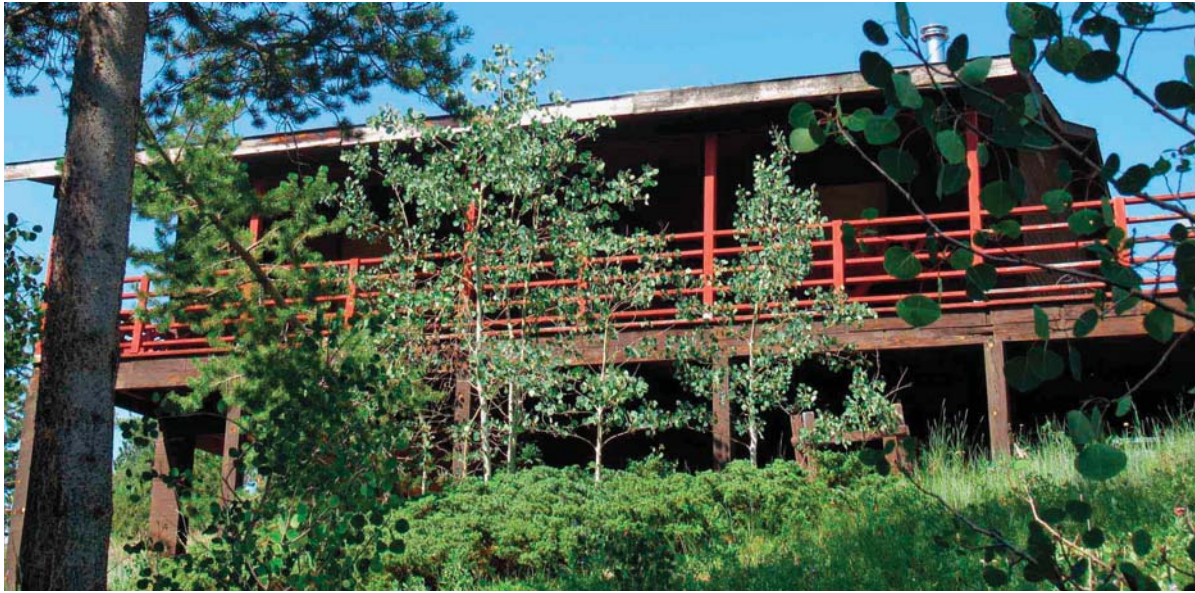


# Cabin Country

Come explore Northern Colorado mountains

970-482-5263

PO Box 1967 Fort Collins CO 80522-1967



**Pratt Creek Rd**

**Diamond Creek**

**\$540,000**

Pine Tingle Supreme woods create high country sensation at 8400 feet. Adjoining Roosevelt Forest 768 sq ft cabin and garage needs remediation prior to use. Creek and lake add to the wonderland. Off the grid with locked gate privacy in a mountainous setting. Lender letter required prior to showing.



Borders National Forest  
Stream-fed pond  
Cabin overlooks lake  
Pines and Aspen galore  
Off grid privacy  
Detached 320 sq ft garage  
Difficult winter access

Acres ±	70
Association dues (Yr)	\$200
Property Taxes	\$1,074
Location	1 ½ hrs NW of Fort Collins

Additional photos available at [www.cabin-country.com](http://www.cabin-country.com)  
Information obtained from reliable sources and believed to be accurate

Bill McClelland [bill@cabin-country.com](mailto:bill@cabin-country.com) 970-482-5263



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The cabin and garage have not been used for an extended period of time, and appear to have rodent damage. It is significant enough to require remediation prior to use.

**Main floor** 768 sq ft

**Built** 1986

**Electric** Generator

**Heat** Wood Stove

**Water** Haul water

**Septic** Vault

**Garage** 320 sq ft

**Bath(s)** 1/2

<u>Rooms</u>	<u>Level</u>	<u>Length X Width</u>	<u>Floor</u>
<b>Primary Bdrm</b>	M	11x10	Plywood
<b>Bedroom 2</b>	M	12x8	Plywood
<b>Kitchen</b>	M	13x10	Plywood
<b>Living room</b>	M	16x13	Plywood



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