



Cabin Country

Come explore Northern Colorado mountains

970-482-5263

PO Box 1967 Fort Collins CO 80522-1967



442 Mountain Ridge Rd Red Feather Lakes CO 80545 Sand Creek Park

\$319,500

Enjoy your weekends on 37 acres at 8600' close to Bull Mountain and National Forest. 960 sq ft finished cabin has ACV and DCV powered by generator/solar. All furniture, appliances, mountings and artwork included in price. An excellent opportunity for enjoying the high country in style. Take time to sit and watch the leaves turn and the animals roll in!



Several Aspen groves
Park-like meadows
Livestock lean-to
Access to nearby State and National Forest lands
Metal roof
Well insulated
Walk-out basement
Extra storage space

Acres ±	37.45
Association dues (Yr)	\$120
Property Taxes	\$1,380
Location	1 ½ hrs NW of Fort Collins CO 30 minutes South of Larmie WY
MLS No	977549

Additional photos available at www.cabin-country.com
Information obtained from reliable sources and believed to be accurate
Bill McClelland bill@cabin-country.com 970-482-5263

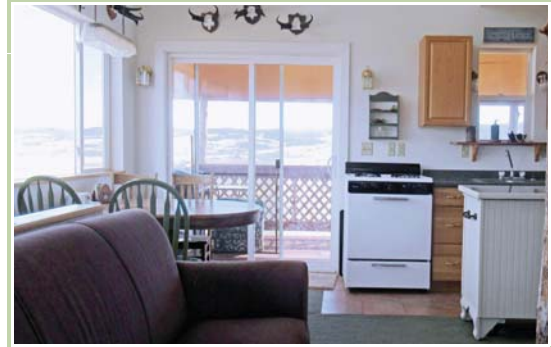


Cabin Country

Come explore Northern Colorado mountains

970-482-5263

PO Box 1967 Fort Collins CO 80522-1967



School District Poudre

Total Sq Feet 960 Main 480 Lower 480
Storage loft 192

Built 2003 2 story with metal roof

Electric Generator | Solar
Wired for ACV and DCV. Generator

Heat Propane

Sewer Septic

Well Permit 244993

Well Information 6 GPM 440' depth Drilled 2003
Butterfly valve fills horse tank or indoor cistern/tank

Bath(s) 1 full bath main floor

<u>Rooms</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Primary Bedroom	M	11	10	Carpet
Kitchen	M	23	10	Tile
Living room	M	08	10	Carpet
Rec room	Lower	23	13	Concrete

Additional photos available at www.cabin-country.com
 Information obtained from reliable sources and believed to be accurate
 Bill McClelland bill@cabin-country.com 970-482-5263