

FOR SALE RURAL PROPERTY

C4080

6.8 +/- ACRES



PRICE REDUCED

Country Living Close to Town

ADDRESS: 17785 COUNTY ROAD 45 - BURLINGTON, COLORADO

FEATURES:

- 2747 Finished Sq. Ft.
- Full Finished Basement with 10 foot Walls
- Primary Bedroom with Full Bath
- 4 Additional Bedrooms
- 3.5 Baths
- Beautiful Kitchen with Quartz Counter Tops and Stainless Steel Appliances
- Ceramic Tile and Hardwood Floors Throughout
- Great Entertaining Home Indoors and Outdoors - Must See!
- 2 Decks
- 3 Car Garage with Garage Shelving and Refrigerator included
- Fenced Yard with Playground Set
- Underground Sprinkler System
- Beautiful Landscaping with Dixie Chopper Mower included
- Mature Tree Wind Breaks with Drip System
- 6.8 Acres
- Metal 60'x72' Shop - Heated with 1 Bath
- RV Hookup with drain
- Domestic Well
- New Water Heater and Sump Pump
- New Well Pump and Motor
- New Microwave & Dishwasher
- Negotiable Items - MSI Golf Simulator, Pool Table and Desk

PRICE: ~~\$990,000.00~~ — \$919,000.00 2023 Taxes: \$3715.80 (Estimated)



Colorado Land
Investments I, LLC



Cary Schlosser - Listing Broker

230 14th Street

Burlington, CO 80807

Office: (719) 346-8661

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www.cololand.com

NOTICE TO PERSPECTIVE PURCHASERS: The owner has either given the information contained herein to us or obtained from sources we deem reliable. We have no reason to doubt its accuracy, however, we do not guarantee it. Colorado Land Investments I, LLC, and the seller assume no responsibility for the omissions, corrections, withdrawals, or prior sales. The prospective purchaser should verify all information contained herein. Colorado Land Investments I, LLC, and all other agents of the broker are or will be acting in the capacity of a Transaction Broker in the Sale of subject property.



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