CAVU Mountain Home

6.00 Acres Park County, CO





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otal acres.

COUNTY: Park County closest town: Buena Vista, CO

Activities & Amenities:

ATV/Off Road Cycling/Mountain Biking Fishing Hiking/Climbing Hunting - Big Game Hunting - Predator/Varmint Hunting - Small Game Pond/Lake Wooded State Hunting Unit: 57

Land Details:

Address: 5076 Campfire Rd, Hartsel, Colorado 80449, USA Closest Town: Buena Vista Total Acres: 6.00 Deeded Acres: 6.00 Elevation: 9520 Estimated Taxes: \$2,371 - 2023 Source of lot size: Assessor/Tax Data HOA Dues: \$233

Building Details

Homes: 1 Style of Home(s): 2 Story Finished Sq. Ft.: 2,400 Bedrooms: 3 Full Bathrooms: 3 Basement: Full finished Parking Types: • Detached Garage • Driveway Outbuildings: 2 Other Improvements: improved shed

Heating Systems:

• Boiler-HWBB

Property Summary

CAVU is an aviation term meaning "ceiling and visibility unlimited," an apt description for the affectionately named CAVU Cabin. This log-sided home sits on six private acres on a less traveled part of Campfire Road in Ranch of the Rockies, just one mile off of US 24/285 at the top of Trout Creek Pass.

Improvements

Entering the home through the mud room, you'll enjoy the open floor plan with a large kitchen, eating area and living room with vaulted ceiling. The primary suite is located on the main level and features a large bathroom and walk-in closet. There is also a dog door leading to a protected kennel area.

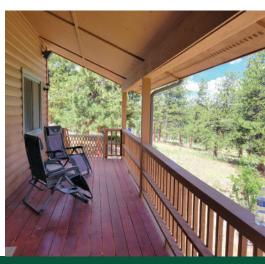
Upstairs are two large bedrooms, each with a walk-in closet. A full bathroom provides two sinks and a shower/tub.

Downstairs is a large open room that can be divided into separate areas such as an office, game area and TV room. Another room has been used for sleeping and exercise/sewing room. Laundry facilities are also located here.

Outside areas are extraordinary, with the main level featuring a full-length deck with views of Pikes Peak, Thirty Nine Mile Mountain and Kaufman Ridge. Clear plastic tarps have been installed to provide protected outdoor space.

Downstairs features a walk-out door to a large patio and the fire pit.











Improvements

The main entry has a large deck as well, great for enjoying those evening sunsets. A large shed provides additional space for gardening, storage, or he/ she cave space.

There is a large, two-car oversized garage with a work shop and additional storage in the attic. It is surrounded on two sides by a large concrete deck that can be used for a picnic table and flexible loading/unloading space.

In addition there is a large area to park an RV or other "toys."

Ranch of the Rockies is a premier subdivision and provides residents with a trash compactor, burn pit, fishing pond, RV storage and pavilions included in the HOA dues.

This property's location is ideal for access to the world-class recreation opportunities offered by Buena Vista (20 minutes) and Fairplay (25 minutes), not to mention Antero, Spinney and Eleven Mile reservoirs.

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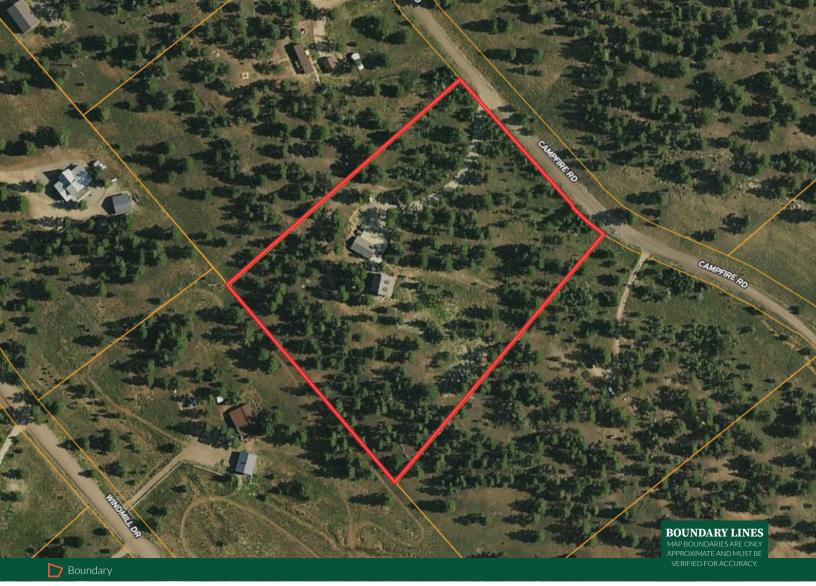


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