

# The Inn at Aspen Glen

52.61 Acres | Saguache County, CO



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## Land Details

Address: 44011 Hwy 285, Poncha  
Springs, Colorado 81242, USA

Closest Town: Poncha Springs

Total Acres: 52.61

Deeded Acres: 52.61

Leased Acres: 0.00

Zoning: Rural

Elevation: 8800

Estimated Taxes: \$3,176 - 2023

Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1

Style of Home(s): Ranch

Finished Sq. Ft.: 2376

Bedrooms: 3

Basement: Full finished

Parking Types:

Attached Garage

Total # of Spaces: 3

Outbuildings: 1

Fence Type: Barbed Wire

Heating Systems:

Forced Air

Wood Stove





### About This Property

The Inn at Aspen Glenn is the perfect mountain getaway. Located 10 miles from Poncha Springs and within an easy drive of all the Upper Arkansas River Valley has to offer. This 52 acre property would make a great primary residence, or even an amazing short term rental property. With views of the Sangre De Cristo's, easy access to Hwy 285, BLM lands along its boundaries, and true dark skies, this is what Colorado is all about.







## Land

The Inn at Aspen Glen is an expansive 52.61 acres that borders BLM on three sides and has County Road WW50 crossing the Northern side of the property giving direct access to the San Isabel National Forest with all of the outdoor activities that it provides. The forested portion of the ranch includes aspen and pine trees, with abundant habitat for the wildlife that call the ranch home throughout the year. Additionally there is a secluded fire pit in the Aspens and another on top of the ridge with space for a camp trailer to enhance your outdoor living options.

## Improvements

The fully furnished ranch house consists of 2640 square feet of living space with an open floor plan that is well suited for entertaining. Upstairs, the large kitchen flows nicely into the dining area and living room featuring hardwood flooring throughout. The primary suite is just off the kitchen boasting a full bath with custom tiled walk in shower and jetted soaking bath tub. The secondary bedroom and full guest bath sits just off of the living room. Downstairs we find another large family room with wet bar, and wood stove, as well as the third large bedroom and en-suite full bath.

Finally off of the living room there is the oversized two car garage leading to the 600 square foot workshop with wood stove and overhead door providing easy access for many projects and toy storage. Don't miss the decks on 3 sides of the home and the walk out patio from the lower level for enjoying the amazing sunsets on the Sangre De Cristos and the unbelievable dark sky nights.











## Recreation

The Upper Arkansas River Valley and the San Louis Valley comprise one of Colorado's outdoor recreation destinations. A few of the activities include: hiking 14ers, rafting and fishing on the Arkansas River, hunting, mountain biking and there are hundreds of miles of ATV and 4x4 roads and trails to explore. Also, for the skier, Monarch Ski Resort is a short 25 minute drive from the ranch.

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# Hayden Outdoors

## *Buyer Process*

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



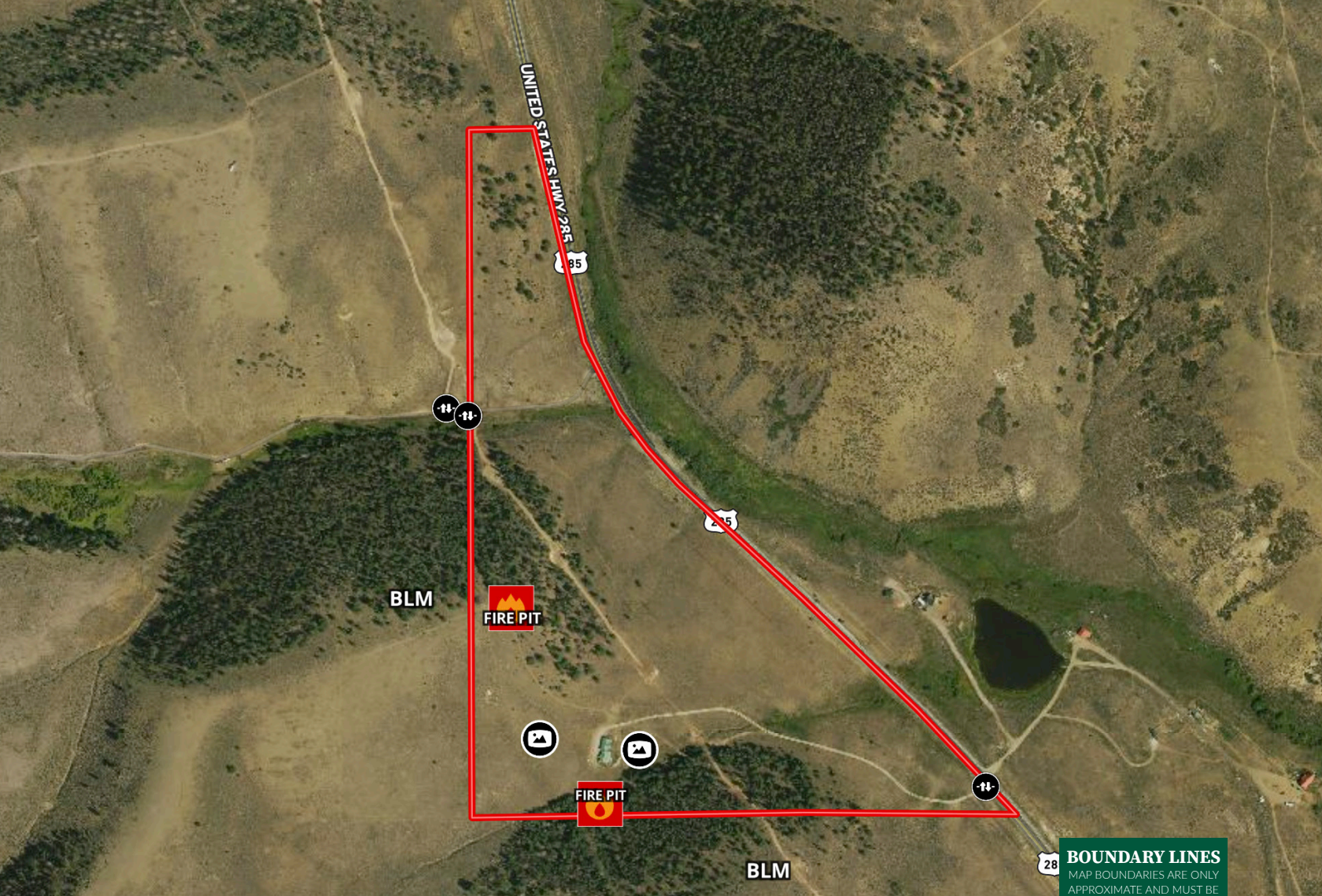
*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

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testimonials










 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.



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