

Valley Haven Lodge

35.10 Acres

Saguache County, CO

\$1,650,000



HAYDEN  OUTDOORS®

Valley Haven Lodge

TOTAL ACRES:

35.10

PRICE:

\$1,650,000

COUNTY:

Saguache County

CLOSEST TOWN:

Center, CO

Activities & Amenities:

Campground
Hiking/Climbing
Hotel/B&B/Resort
Hunting - Big Game
Lodge/Resort
Outbuilding/Barn/Shed/Shop
Propane
Recreational Business

Land Details:

Address: 7526 County Road 50,
Center, Colorado 81125, USA
Closest Town: Center
Total Acres: 35.10
Elevation: 7600
Source of lot size: Survey

Property Summary

Experience the Valley Haven Lodge. This property was built as a boys ranch with two large lodge houses as well as an expansive metal building that housed a commercial kitchen and dining area, as well as a full gymnasium. Currently there are four rental homes and apartments as well as one main lodge which has been used as an Airbnb and the metal building is a barndominium with a 3 bedroom 1 and 3/4 bath apartment above the kitchen/dining area.

Land

****Must See** Multi-Use Property**** This 35.1-acre parcel is currently in the process of being divided into 3 parcels. The largest is 26.61 acres and includes the 5214 log lodge as well as a three bedroom cabin. The second parcel is 3.8 acres and includes the 70'x120' barndominium. Finally, the third parcel is 4.68 acres and includes a 3 bedroom, 2 bath residence. These can potentially be purchased separately if the entire property does not work for you. Environment. Call or email today for more info and your qualified showing.

Improvements

The 5,214 sq. ft. main lodge is a beautiful log style lodge with a high efficiency furnace and hot air solar panels on the roof. It has a large great room that opens directly into the dining area and kitchen. Just off the great room is the office space. There are 2 queen beds in the log railed open loft accessed by a log staircase above the office and kitchen. There are currently 6 bedrooms in the main lodge with three having private bathrooms and the other three sharing the main guest bath and shower room. Guests enjoy relaxing on the large screened in deck that has a panoramic view of the San Juan range of the Rocky Mountains. A full laundry room with folding table finishes out the lodge area. Additionally, the lodge has an

attached two bed, one bath apartment with laundry facilities and a one bedroom, one bath apartment with laundry facilities. There is an ADA (Americans with a Disability Act) ramp to the front entrance and an ADA accessible half bath.



Main Lodge



There is a 3 bedroom, 1 bath cedar sided rental cabin located at the front of the property and a 5 space RV parking area with electric and sewer access.

The second part of the property has the 70'x120' barndominium. This spacious building features a second floor (that is approximately 1400 sq. ft.) 3 bedroom, 2 bath apartment with a high efficiency furnace, which is in process of a full remodel. The downstairs kitchen has a commercial stove hood and dishwasher and the attached dining/game room is a great flex space. The multi-purpose section of the building was once a gymnasium and still features the basketball hoops. Currently the space is used for building material storage with a section in the back sectioned off for winter workshop activities. This area can be accessed through a large overhead door. There are also two bathrooms with showers on the ground floor. The building is insulated and a steel pro-panel is installed on the inside to provide a maintenance free surface.

Finally, the third part of the property has the modular three bedroom, two bath residence with a high efficiency furnace, updated insulation package, a double garage and a spacious sunroom to enjoy the wide open views of the Sangre de Cristo Mountains.

Recreation

The San Luis Valley is the largest alpine valley in the world. Offering seclusion within easy access of many natural wonders and truly Colorado locations. For the nature lovers, visit the Great Sand Dunes National Park, the Penitente Canyon and Zapata Falls. With the scenic railway from Alamosa to La Veta Pass, the Cumbres Toltec scenic railway, Wolf Creek Ski and Monarch Ski areas, and the historic town of Creede all located within an hour drive of the lodge.

General Operations

The lodge is in turn-key condition, with all furnishings being transferred with the sale. All rental leases can be maintained, or may be cancelled with 60 days notice after closing. The Barndominium apartment completion may be negotiated in purchase contract.

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Rental Cabin



Barndominium



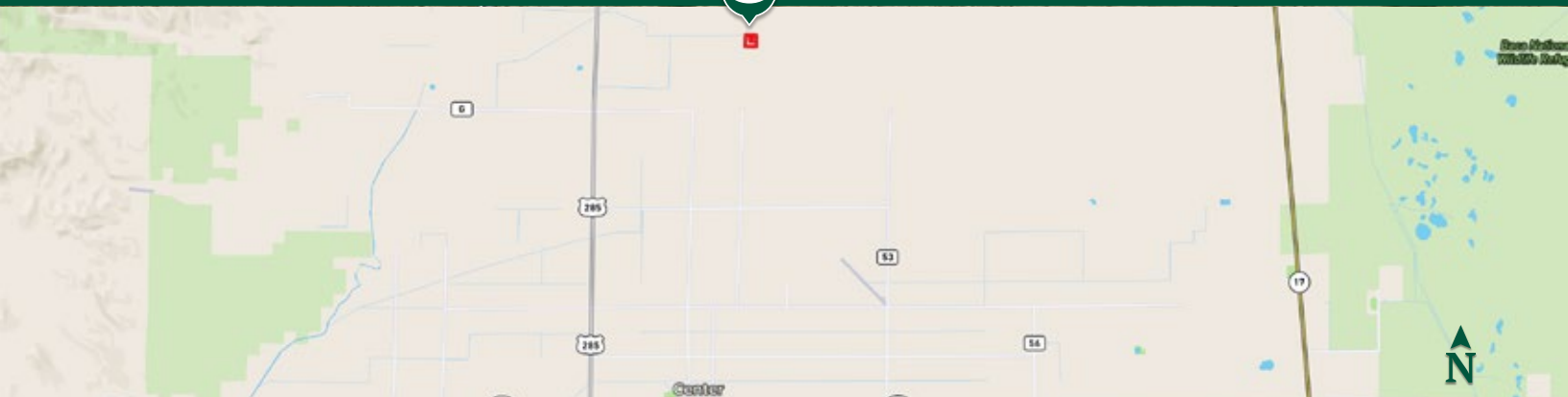
Residence






BOUNDARY LINES

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

 Boundary



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