



# Hartman Mountain Home

3.00 Acres | Park County, CO

HAYDEN  OUTDOORS.



# Hartman Mountain Home

TOTAL ACRES:

3.00

COUNTY:

Park County

CLOSEST TOWN:

Hartsel, CO

## Activities & Amenities:

ATV/Off Road  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Fishing  
Hiking/Climbing  
Hunting - Big Game, Predator/  
Varmint & Small Game  
Outbuilding/Barn/Shed/Shop  
Propane  
Water View  
Wooded  
State Hunting Unit: 57

## Land Details:

**Address:** 1799 Pitchfork Rd,  
Hartsel, Colorado 80449, USA  
**Closest Town:** Hartsel  
**Total Acres:** 3.00  
**Deeded Acres:** 3.00  
**Estimated Taxes:** \$1,439.45 - 2024  
**Source of lot size:** Assessor/Tax Data  
**HOA Dues:** \$235

## Building Details

**Homes:** 1  
**Style of Home(s):** Raised Ranch  
**Finished Sq. Ft.:** 2630  
**Bedrooms:** 2  
**Full Bathrooms:** 2  
**Basement:** Full finished  
**Parking Types:** Attached Garage & Carport  
**Outbuildings:** 2  
**Heating Systems:** Forced Air & Wood Stove

## About This Property

Welcome to the Hartman Mountain Home. This beautiful home sits on a private fenced 3 acre parcel with a power security gate, has great views out to Antero Reservoir and is minutes from Highway 285/24 for easy access to town. Pitchfork Road is a county maintained road and this section is very lightly traveled.

## Land

This 3 acre parcel is well treed with a good mixture of pines around the home and a beautiful aspen grove at the top end of the property providing for true mountain privacy and has been mitigated to reduce fire potential. With an asphalt driveway the access will have years of smooth travel and ease of maintenance. The full property fencing and electric security gate add to the security and privacy. The fenced dog run area in the back yard keeps your pets close by.

## Improvements

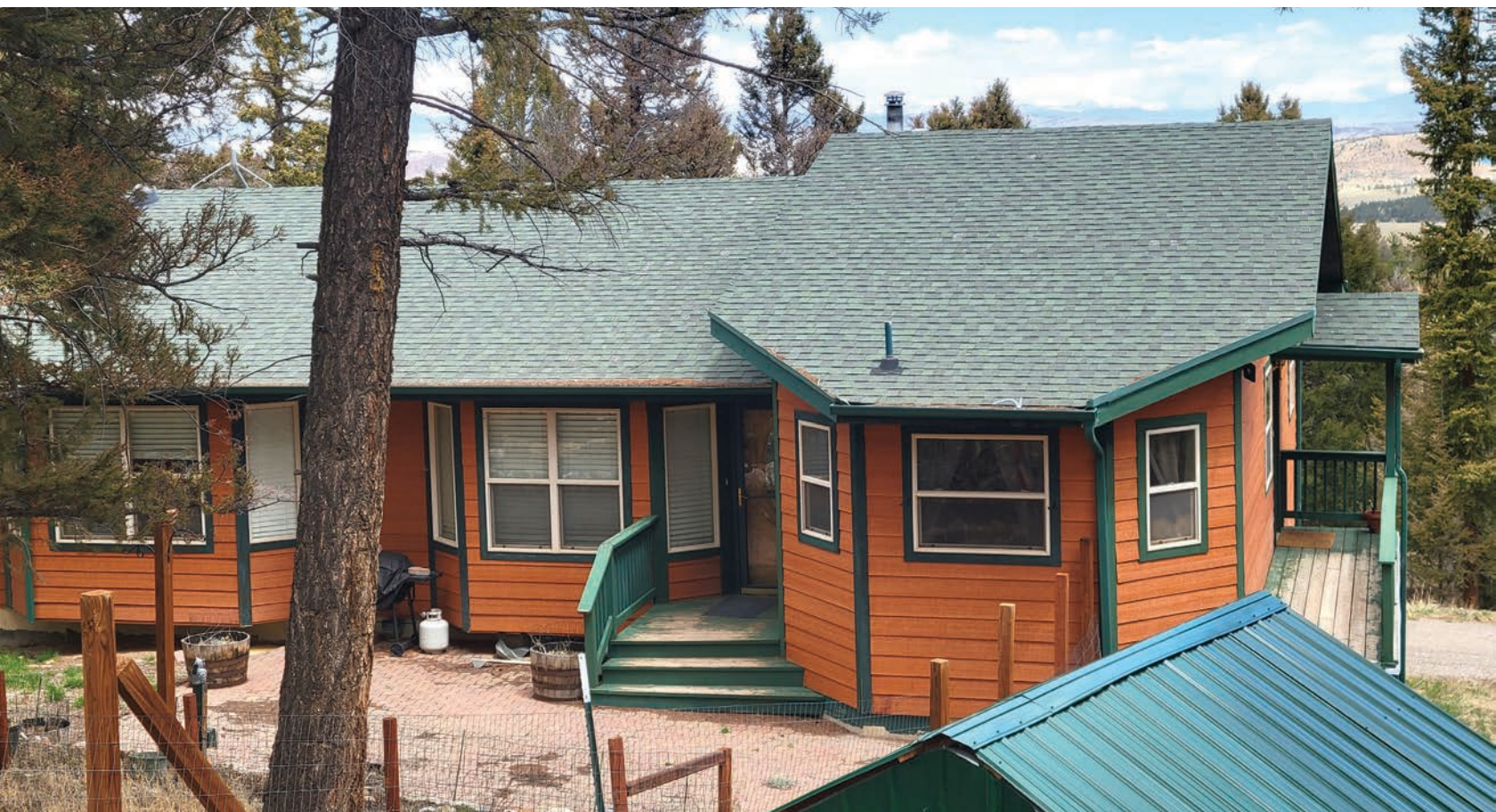
The Hartman Mountain Home is a raised ranch home that features a great open floor plan including a large kitchen with top of the line Samsung appliances, ample counter space, and plenty of cabinets for your storage needs. The large living room and additional family room areas provide for multiple entertaining venues and the wood burning stove can provide heat for the entire home, complimenting the new high efficiency furnace. The bedrooms are on located on the main floor providing single floor living, and the fully finished basement provides for additional space that could be a great game or tv room. The home has been wired for full A/V coverage as well as an emergency generator (not included). Recent upgrades include a water heater for the main portion of the home, as well as an on demand water heater system for the primary bathroom. Also, downstairs is the oversized 2 car garage, and there is an additional carport, covered wood storage area, and a great utility shed to store your tools.

Ranch of the Rockies is a premier subdivision and provides residents with a trash compactor, burn pit, private 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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 Boundary

**BOUNDARY LINES**

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



## Brett Mitchell

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