

Cuerno Verde Fixer-Upper

5.63 Acres

Custer County, CO

\$269,000



HAYDEN  OUTDOORS.

Cuerno Verde Fixer-Upper

TOTAL ACRES:

5.63

PRICE:

\$269,000

COUNTY:

Custer County

CLOSEST TOWN:

Westcliffe, CO

Land Details:

Address: 720 Ute Road, Westcliffe, Colorado 81252, USA
Subdivision: Cuerno Verde Pines 4th Filing
Closest Town: Westcliffe
Total Acres: 5.63
Zoning: Residential
Elevation: 8,500
Estimated Taxes: \$1,674.64 - 2026
Source of lot size: Assessor/Tax Data
HOA Dues: \$125

Building Details

Homes: 1
Style of Home(s): Ranch, 1 story
Finished Sq. Ft.: 2310
Bedrooms: 3
Full Bathrooms: 2
Water Provider: Private well
Parking Types: Attached Garage
Heating Systems: Radiant
Appliances: Dishwasher, Dryer, Refrigerator, Hot Water Heater, Microwave, Oven & Washer
Flooring: Carpet, Laminate & Linoleum
Siding: Wood
Roofing: Asphalt
View: Mountain, Private, Scenic & Wooded

About This Property

This 3 bed, 2 bath 2,310 SF mountain fixer with an 884 SF attached garage is a rare chance to build instant sweat equity. Home needs a new roof and other updates and finishes but features circular ceiling beams, a semi-open floor plan, oak kitchen cabinetry, tile floors, and wood flooring in the living areas. Set among towering ponderosa, ancient piñon and juniper with Sangre de Cristo Mountain views, just 20 minutes from Westcliffe/Silver Cliff.

Land

Step outside and you'll find yourself surrounded by some truly beautiful Colorado high-country terrain. The property is dotted with large, mature ponderosa pines along with ancient piñon and juniper trees that give the land a timeless, established feel. These towering evergreens provide privacy, shade, and that unmistakable mountain scent after a summer rain. From the property you'll enjoy sweeping views of the Sangre de Cristo Mountain Range, one of Colorado's most dramatic backdrops. The setting is peaceful and scenic—exactly what people picture when they dream about owning a place in the mountains.

Improvements

This 3-bedroom, 2-bathroom mountain home offers 2,310 square feet of living space plus an 884 square foot attached garage, giving a handy buyer plenty of room to work with. The home is a true fixer-upper and needs a new roof along with other updates, but the bones and character are there for someone ready to roll up their sleeves. Inside, the design is surprisingly distinctive, featuring circular ceiling beams that create a warm, lodge-like feel and a semi-open floor plan that flows comfortably between spaces. The kitchen includes oak cabinetry and tile flooring, while both bathrooms are also finished with tile. The living and dining areas feature narrow-plank wood flooring and the bedrooms are carpeted. Heating is provided by propane heaters in the bedrooms and a pellet stove in the main living area.

Recreation

Outdoor recreation is part of everyday life here. The surrounding region offers endless opportunities for hiking, wildlife watching, and exploring the nearby national forest lands. The Sangre de Cristo Mountains provide miles of trails, fishing streams, and backcountry adventures for those who enjoy the outdoors year-round. Whether it's crisp morning walks through the pines, casting a line in nearby alpine waters, or simply watching the sunset light up the mountains, this area is built for people who appreciate Colorado's rugged beauty.





Region & Climate

Weather Highlights

- Summer High: the July high is around 81 degrees
- Winter Low: the January low is 8
- Rain: averages 14 inches of rain a year
- Snow: averages 70 inches of snow a year

Location

Location is one of this property's strongest advantages. The home sits in a nice, established neighborhood just off a maintained HOA road, providing year-round access and a sense of community. And as the saying goes, you never want to buy a fixer-upper in a fixer-upped neighborhood—and this is a NICE neighborhood. The surrounding homes and setting make this a rare opportunity for someone willing to put in the work. Westcliffe and Silver Cliff are about 20 minutes away and offer grocery stores, shopping, coffee shops, bakeries, pizzerias, steakhouses, fine-dining upscale lounge, and some of the best fire-grilled burgers in the West. Colorado Springs is roughly two hours away, and Denver about three hours, making this mountain property accessible while still feeling worlds away from the city.

For the right buyer—whether you're a do-it-yourself type or someone looking for a fix-and-flip opportunity—this could be the chance you've been waiting for.

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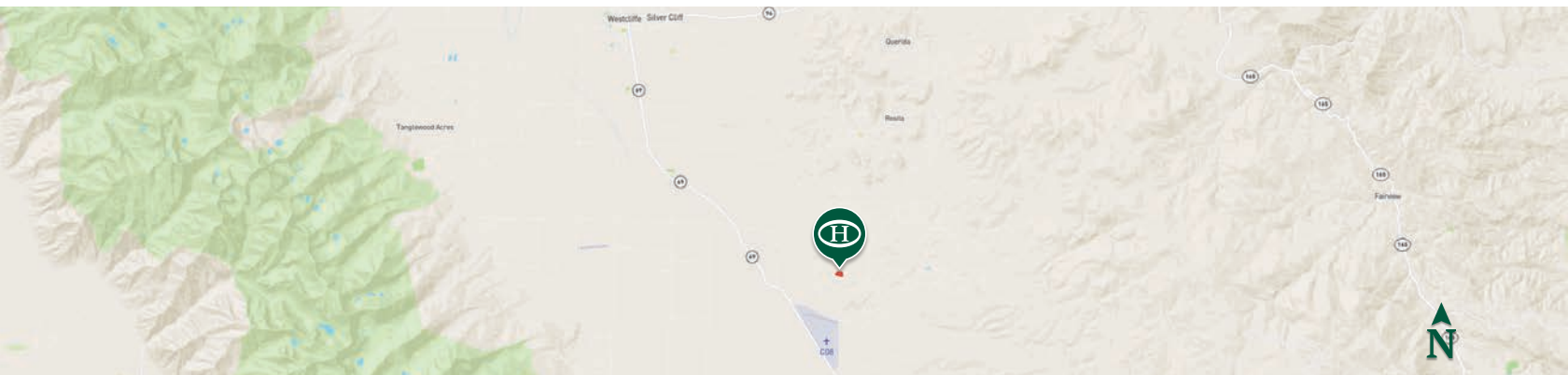




BOUNDARY LINES

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

 Boundary



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