

Blumenau Overlook

8.90 Acres | Custer County, CO | \$449,000



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Activities & Amenities

ATV/Off Road
Cycling/Mountain Biking
Hiking/Climbing
House/Cabin
Wooded

Land Details

Address: 450 Nightshade Drive,
Westcliffe, Colorado 81252, USA
Subdivision: Blumenau Sub #3
Closest Town: Westcliffe
Total Acres: 8.90 | Deeded Acres: 8.90
Zoning: Residential
Elevation: 9300
Estimated Taxes: \$1,775 - 2025
Source of lot size: Assessor/Tax Data
HOA Dues: \$108

Building Details

Homes: 1
Style of Home(s): Ranch 1 story
Finished Sq. Ft.: 1404
Stories: 1
Bedrooms: 3
Full Bathrooms: 2
Heating Systems: Forced Air
Appliances: Dryer, Refrigerator, Hot Water
Heater, Microwave, Oven, Washer
Flooring: Carpet, Linoleum
Siding: Cement
Roofing: Asphalt
View: Mountain, Scenic, Wooded



Property Summary

This 1,692-square-foot BonnaVilla home (built in 2015) offers 3 bedrooms, 2 baths and an inviting open floor plan. Relax on the lovely redwood deck overlooking the Blumenau Valley and Sangre de Cristo Mountains. Located at the end of the road, it offers privacy, peace and room for a garage or carport. Just 20 minutes from Westcliffe, it makes a wonderful forever home, mountain getaway or hunting headquarters.





Land

Located at the end of the road, this property offers the privacy and quiet that are getting harder to find. Its elevated setting provides beautiful views of the Sangre de Cristo Mountains and the Blumenau Valley below. There is room to add a garage or carport, along with a wonderful spot on the hill behind the home for a gazebo. Imagine enjoying the mountain air, the smell of the pines, and a sky filled with stars—with no passing traffic to disturb the peace.

Improvements

The Premier Cedar, built by BonnaVilla, offers comfortable, easy living with a thoughtfully designed floor plan. This quality manufactured home features 1,692 square feet, three bedrooms, and two bathrooms. The open living, dining, and kitchen areas create a welcoming space for everyday life and entertaining. The primary suite is privately located at the opposite end of the home from the two guest bedrooms and includes its own ensuite bathroom. Step outside onto the lovely redwood deck overlooking the Blumenau Valley and Sangre de Cristo Mountains—a beautiful place for morning coffee, evening sunsets, and taking in the incredible views. Quality craftsmanship, practical design, and plenty of natural light make this home warm and inviting.

Recreation

Surrounded by Colorado's high-country beauty, this property makes a great base for outdoor recreation. It is centrally located near several game management units, making it an excellent hunting headquarters or seasonal retreat. Spend your days hiking, exploring the mountains, watching wildlife, or simply relaxing in the cool mountain air. Whether used as a full-time residence or a getaway from the city, this is a place to slow down and enjoy Colorado.





Region & Climate

- Westcliffe/Silver Cliff, Colorado gets 14 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Westcliffe/Silver Cliff averages 70 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 260 sunny days per year in Westcliffe/Silver Cliff. The US average is 205 sunny days.
- Westcliffe/Silver Cliff gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

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

Westcliffe and Silver Cliff are approximately 20 minutes away. These historic mountain towns offer genuine small-town charm, local restaurants, coffee shops, shopping, community events, and even fine dining. Colorado Springs is approximately 1½ hours away, while Denver is about three hours. This peaceful end-of-the-road property could be a wonderful forever home, hunting headquarters, or mountain escape. You talk about views—this place has them!

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.







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 regard 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.

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"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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 Boundary

BOUNDARY LINES

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



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