

# **Tiny House/RV Lot For Sale**

## **#297 - Chateau Chaparral, Nathrop, CO**



RV, truck, and pile of rocks not included



Location within Chateau Chaparral



Views from the lot to the southeast

Approximately 2100 sq ft lot for sale in Chateau Chaparral, a tiny home/RV community in Nathrop on the banks of the Arkansas River. Lot is cleared and ready for your travel trailer, motorhome, or tiny home! Full-time, year-round residency allowed (water valve needs an upgrade to get water in the winter). Quiet part of the park, unobstructed views of Browns Canyon NM to the southeast, great neighbors. Chateau Chaparral has an HOA, which maintains a lodge, bathhouses, and a footbridge across the Arkansas into Browns Canyon (7 minute walk from the lot). HOA fees \$1500/year, includes water/sewer/trash/common areas. Electric separately billed. 10min to Buena Vista, 20min to Salida, 2.5hrs to Denver.

**\$90,000 - lowest-priced lot in the park! Seller financing possible.**

**Contact Mark at 303-520-9349 or [jmarktebben@gmail.com](mailto:jmarktebben@gmail.com)**