

10795 County Road 197A - Lot 91, Nathrop, CO 81236

AFFORDABLE GETAWAY or FULL-TIME LIVING or INVESTMENT in NATHROP, COLORADO!

PRIME Location at Chateau Chaparral where CHALK CREEK meets the ARKANSAS RIVER! ... Halfway between Buena Vista & Salida! Buy now & make your Mountain Dreams come true!

As Low as 0% Down, Up to 30-Year Dealer Financing Available!

www.ColoradoParkModelHomes.com

Best Deal in The Arkansas Valley!! DEEDED Lot & NEW Park Model Home with Outdoor Living Space & a shed with lots of amenities hooked up to enjoy year-round! Soak in the awesome 360-degree views with a Beautifully Landscaped Lot and Patio with Shade Arbor and Flagstone Stepping Stones leading to the Covered Front Porch.

Affordable mountain-living located in a prime active destination area known for its outstanding outdoor recreation! A hidden gem in a secluded community located on the River next to Browns Canyon. You have exclusive access to a footbridge over the River which leads to sandy beaches and trails into protected pristine canyons, rivers, backcountry forest & lots of wildlife in Browns Canyon National Monument. There are endless winter/summer activities & recreation nearby. Nothin' like clean mountain air, outstanding activities & enjoying the mountain lifestyle!

[More about our New Athens Park Model Home ...](#)

Manufactured by the Highest Quality Park Model Home Builder in the USA!! Don't settle for less than the BEST!

Our Park Models are custom designed with radiant roof deck & constructed for the snow & colder weather of Colorado! Our units are installed with the maximum amount of insulation (floor, ceiling, & walls), tighter trusses for snow load, moisture-proof house wrap, door & window super seal, "Low E" energy-efficient dual pane windows, propane range & a 40,000 BTU propane gas furnace. When it gets cold, we got you covered! Includes Manufacturer's Warranties!

Very Popular 15' wide Model utilizes the available space better & includes 1 Bedroom, 1 Bath, Kitchen, Living Room, open floor plan, full-size kitchen appliances & full-size bathroom shower & toilet, galvalume metal roof, Smart Siding & 6' x 15' covered porch.

Manufactured beautifully with unwavering dedication to excellence! Built to last! Well-designed, Energy Star appliances, recessed LED lights, ceiling fan, Wood Shaker cabinets, upgraded kitchen, convenient entertainment center, bedroom built-in dresser, glass shower door, brush nickel pulls & faucets, low flush toilets & low flow shower heads.

[More about Chateau Chaparral Community ...](#)

Chateau Chaparral is a fabulously secluded HOA controlled community with 306 privately owned lots. Sunrise & sunsets are outstanding! Star gazing is off the charts. White water & fisherman's paradise awaits you. Cross the bridge and hike into Brown's National Monument. Community lodge for meetings & activities. Common kitchen & firepit area. 4 common bath houses, laundromat & recreation areas. Water, sewer, trash, park maintained, RV dump & park manager – all included in HOA. Join the trend now ... old RV's are moving out & new Park Models are moving in!

Nathrop is located in Chaffee County between Buena Vista (approx. 15 minutes away) & Salida (approx. 25 minutes away) so you are very close to lots of shopping & restaurants. Chaffee County is a gold mine for outdoor recreations of all kinds! There is World-Class whitewater rafting, Gold-Medal fishing, horseback riding, camping, hiking, mountain biking, E-biking, ATV'ing, Jeep trails, 4-wheeling, dirt biking, snow skiing, snowboarding, snow shoeing, cross country skiing, snowmobiling, tubing, canoeing, kayaking, rock climbing, hunting, hot springs, golf & much more! Monarch Mountain Ski Resort is only 30 minutes away. Ski Cooper is 45 minutes away. Vail, Breckenridge, Copper Mtn Resorts are just over an hour away. Hospital & healthcare

nearby and an airport in Buena Vista as well. Conveniently relax close by at Mt Princeton Hot Springs, Cottonwood Hot Springs, or Salida Hot Springs. Twin Lakes is 35 minutes away. Twelve fourteeners, St. Elmo's Ghost Town, and many lakes nearby. With our sensational rise in popularity, Chaffee County has become a great place to work, play, & invest in real estate.

OWN YOUR VERY OWN PIECE OF PARADISE RIGHT ON THE ARKANSAS RIVER!

FOR MORE INFO ... CALL 719-900-3399



