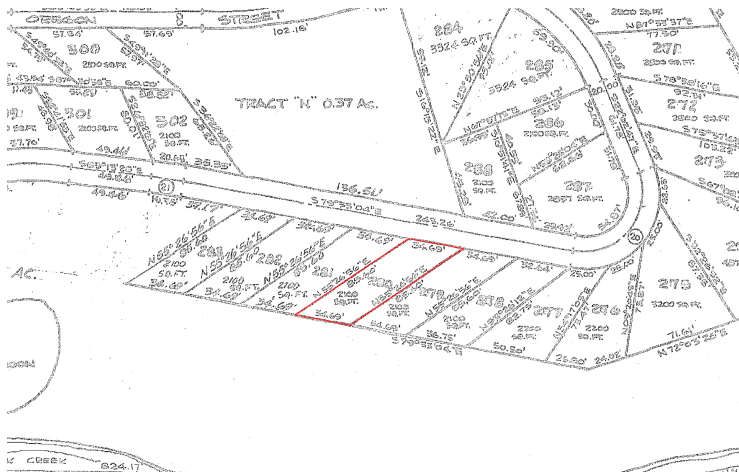


FOR SALE

\$125,000

LOT 280

Call Ben: 443-743-4429



OWN a very affordable piece of the Arkansas River Valley between Buena Vista and Salida. NO LOT RENT. You own your property.

Lot size: 2800sf

Chattou Chaparral is a private community that sits right on the Arkansas River. All owners in the community own their homes and the lots they rest on. The community hosts several amenities including a large clubhouse with fitness equipment, pool table, ping pong and internet. CCOA has a private footbridge known as the Mini Gorge Bridge that allows owners private access to the rivers beach but also thousands of acres of national monument and forest service land.

CCOA sits perfectly between Salida and Buena Vista and is only a 5 min drive to Mount Princeton hot springs resort. Own the most affordable piece of the valley and have access to all the adventures CO has to offer in the adventure capital of the state.

All new Utilities

- This lot has Chalk Creek views. Listen to the river at night.
- New Electricity by SDCEA
- Completely new sewer lines
- Completely new water lines (Winter Ready)

Features

- Large shed for extra storage or motorcycle or ATV storage
- Large propane tank for those wanting gas options
- No neighbors in the rear of lot All public space available for with views of mountains.

The community has many amenities.

Lodge/Clubhouse

- *Laundry Facility
- *Rec Room
- *Exercise equipment

*Commercial Kitchen

- Foot bridge to the community river frontage in the Brown's Canyon National Monument
- New sewer system
- New power grid courtesy of Sangre De Cristo Electric Assoc.





