

FOR SALE \$240,000
10795 CR 197A LOT 145, NATHROP, CO
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Perfect location in Chateau Chaparral. Secluded Champion Park Model with a large private yard backing to open space with fabulous views of the Collegiate Peaks. Views of Ruby Mountain from the kitchen window. YEAR ROUND LIVING WITH PRIVATE ACCESS TO THE ARKANSAS RIVER, FLY FISHING AND HIKING. Winter water and heat. Check out the floorplan in documents. Nice and bright home with views out every window. Plank style upgraded flooring, window coverings, nice size living room. Almost new with many upgrades. Large covered composite. Metal roof and large shed for extra storage. Wide plank LPV flooring, country kitchen with a pantry, gas burner stove and large refrigerator. Great room with vaulted ceilings a wall of windows and a ceiling fan. Spacious master bedroom with two closets, and an upper storage cabinet. Great bath with a spacious shower, nice size vanity with upper and lower storage. Upper level bonus loft is perfect for another bedroom and extra storage. Views out every window. All windows have blinds and valances. Private A-Frame community center with a meeting room, and laundry facilities. Use the home year round for skiing, fishing, hiking, rafting or kayaking in Browns Canyon all the way to Canon City. HOA allows long term rentals. Close to Buena Vista, Salida, Monarch Ski Area, Mt. Princeton hot springs and ATVing near St. Elmo.

