



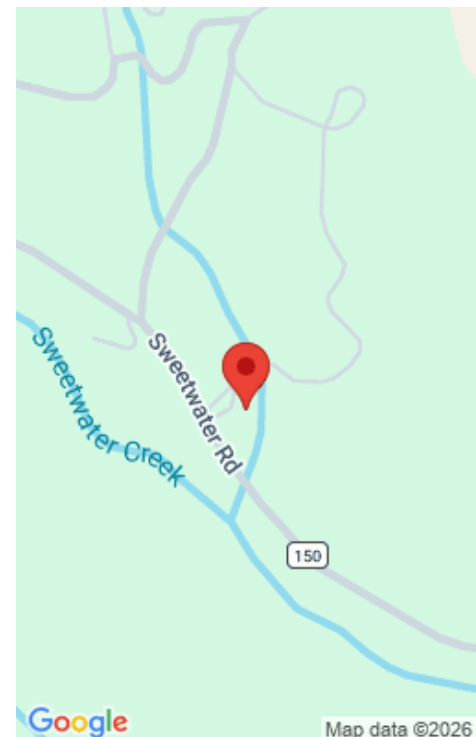
**\$995,000**

## **1226 CO RD 151, GYPSUM, CO 81637, USA**

<https://resortdevelopmentmarketing.com>

You may have just found your dream Colorado cabin in the woods and it is only 2.5 miles from the gorgeous Sweetwater Lake. Enjoy the sights and sounds of Hack Creek cascading with small waterfalls, filling the inviting pond in the back yard, and running the length of the property. Bask in Colorado's 300 days of sunshine on the massive, brand new, deck with sneaky good views. Take a stroll through the woods below the pond, along the creek, and be transplanted into a space of peace and tranquility. Your sanctuary! Embrace the opportunity of owning this home and a slice of Colorado Heaven. The ability to lock-off the lower level allows for two separate living quarters and rental opportunities. The lower level as a 1BD/1BA lock-off. And the upper two floors as a 2BD/2BA main house. Sweetwater Lake has been named Colorado's 42nd State Park and the State is going through the steps to make that a reality. You may have just found your landing pad and your gateway to Sweetwater and the Flat Tops! WELCOME HOME!

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active



**Eric Messmer**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Floors:** 3 floors

**Year built:** 1998, 1998

**Agent Full Name:** Eric Messmer

**Lot Size Acres:** 2.08 acres

**County:** Garfield

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 2.08 sq ft

**Subdivision Name:** Sweetwater

**Bathrooms Full:** 1

**Zoning:** Residential

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## Building Details

**Building Area Total:** 2196 sq ft

**Sewer:** Septic Tank

**Stories:** 3

**Foundation Details:** Poured in Place

**Floor covering:** Carpet, Laminate, Tile, Wood

**Construction Materials:** Frame, Log

**Heating:** Baseboard, Propane, Radiant

**Roof:** Metal

**Levels:** Three Or More

**Basement:** Finished

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## Amenities & Features

**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Utilities:** Electricity Available, Phone Available, Propane, Satellite, Snow Removal

**Parking Features:** Aboveground, RV Access/Parking, Storage

**Fireplace Features:** Gas

**Appliances:** Built-In Electric Oven, Cooktop, Dishwasher, Microwave

**Lot Features:** See Remarks

**Cooling:** Ceiling Fan(s)

**Flooring:** Carpet, Laminate, Tile, Wood

**Fencing:** Partial

**Waterfront Features:** Creek

**WaterSource:** Pond, Well

**Interior Features:** Fireplace - Gas, Multi-Level, Patio, Vaulted Ceiling(s)

**Patio And Porch Features:** Deck, Patio



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## Miscellaneous

**Road Surface Type:** Unpaved, All Year **Listing Terms:** 1031 Exchange, Cash, New Loan

**Special Listing Conditions:** None **Pets Allowed:** Cats OK, Dogs OK

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## Courtesy of

**List Office Name:** Berkshire Hathaway - Eagle Ranch

