

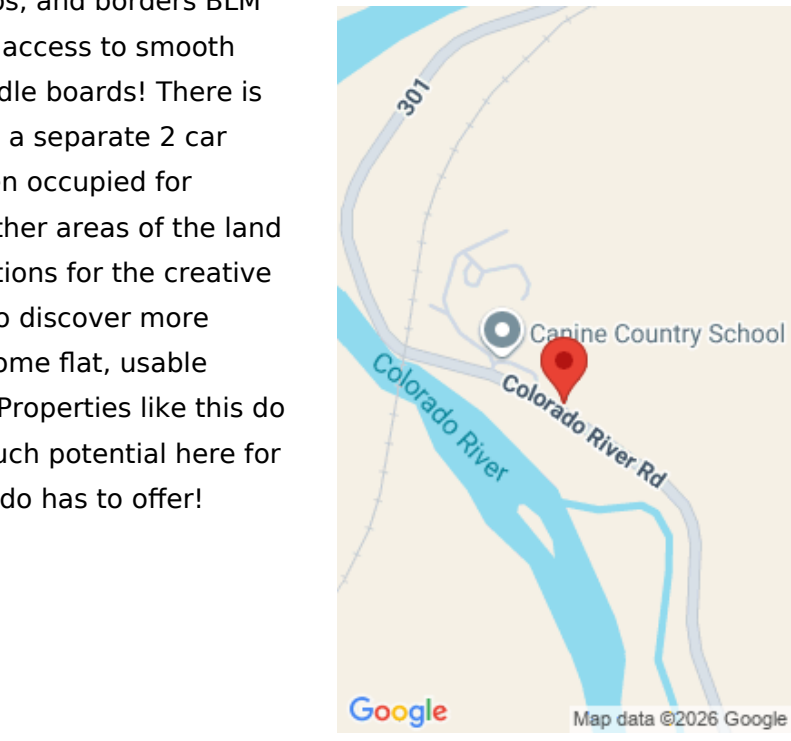
$650,000

COLORADO RIVER 14460 ROAD, GYPSUM, CO, 81637

https://resortdevelopmentmarketing.com

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

Calling all river enthusiasts! Now is your chance to own land with Colorado River frontage! This property is 12.66 acres, located @14 miles north of Dotsero, between the Pinball and Horsecreek boat ramps, and borders BLM to the east. There is 150 feet of river frontage, with flat access to smooth water. It’s a perfect place to launch your boats and paddle boards! There is a 2 bedroom, 1 bath log cabin, nestled in the trees, and a separate 2 car garage. The cabin is on well and septic, but has not been occupied for awhile, and is in need of some serious TLC. There are other areas of the land that could be perfect for new construction, plenty of options for the creative new owner. Follow the 4 wheel access path up the hill to discover more potential! The views are endless and the acreage has some flat, usable areas, perfect for yurts, campers or livestock pastures. Properties like this do not come up very often. Zoned Resource, there is so much potential here for you to build a dream and enjoy some of the best Colorado has to offer!



Lynne Krnacik

Basics

Category: Residential
Type: Single Family Residence
Status: Active
Bedrooms: 2 beds
Bathrooms: 1 bath
Half baths: 0 half baths
Floors: 1 floor
Lot size: 12.66 sq ft
Year built: 1958, 1958
Subdivision Name: Metes & Bounds
Agent Full Name: Lynne Krnacik
Bathrooms Full: 1
Lot Size Acres: 12.66 acres
Zoning: Resource
County: Eagle

Building Details

Building Area Total: 1088 sq ft
Construction Materials: Frame, Log
Sewer: See Remarks
Heating: See Remarks
Stories: 1
Roof: Asphalt, See Remarks
Foundation Details: Concrete Perimeter
Levels: One
Floor covering: See Remarks
Basement: Unfinished

Amenities & Features

Laundry Features: See Remarks
Flooring: See Remarks
Utilities: Electricity Available, See Remarks
Parking Features: Surface
Waterfront Features: River Front
Fireplace Features: Wood Burning
Garage Spaces: 2
WaterSource: Well
Appliances: See Remarks
Interior Features: See Remarks
Cooling: None

Miscellaneous

Road Surface Type: All Year

Listing Terms: Cash, New Loan

Special Listing Conditions: None

Pets Allowed: Yes

Courtesy of

List Office Name: Coldwell Banker Distinctive Properties