



**\$650,000**

## **COLORADO RIVER 14460 ROAD, GYPSUM, CO, 81637**

<https://resortdevelopmentmarketing.com>

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!

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



**Lynne Krnacik**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Floors:** 1 floor

**Year built:** 1958, 1958

**Agent Full Name:** Lynne Krnacik

**Lot Size Acres:** 12.66 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size:** 12.66 sq ft

**Subdivision Name:** Metes & Bounds

**Bathrooms Full:** 1

**Zoning:** Resource

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## Building Details

**Building Area Total:** 1088 sq ft

**Sewer:** See Remarks

**Stories:** 1

**Foundation Details:** Concrete Perimeter

**Floor covering:** See Remarks

**Construction Materials:** Frame, Log

**Heating:** See Remarks

**Roof:** Asphalt, See Remarks

**Levels:** One

**Basement:** Unfinished

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## Amenities & Features

**Laundry Features:** See Remarks

**Utilities:** Electricity Available, See Remarks

**Waterfront Features:** River Front

**Garage Spaces:** 2

**Appliances:** See Remarks

**Cooling:** None

**Flooring:** See Remarks

**Parking Features:** Surface

**Fireplace Features:** Wood Burning

**WaterSource:** Well

**Interior Features:** See Remarks

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## Miscellaneous



**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Listing Terms:** Cash, New Loan

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Coldwell Banker Distinctive Properties

