



 Single Family
  1904 SQFT
  4 Beds
  2 Baths
  2 Car
  1.34 Acre

## PROPERTY DETAILS

Welcome to this very charming, updated and immaculately-cared for home with great views! Ease of living is yours with the light filled, lofted and open great room and kitchen and wall of windows. Enjoy the wood burning fireplace for cozy winters and step outside to the expansive deck and take in the lovely mountain views and abundant sunshine. The lower level features a newer wood burning stove in the family room, updated laundry room with barn door, newer luxury vinyl plank flooring and two additional bedrooms and bath. With four bedrooms you have plenty of options for office space or workout room. Good internet too! The home is totally move-in ready with brand new exterior paint, newer paved driveway, all windows replaced in 2017, new blinds, newer on demand water heater, newer whole house fan, refinished deck and more. In addition, this is horse property and perfect for the equestrian lifestyle, or for other farm animals. Your pastoral 1.34 acres features a chicken coop, 2-stall horse barn and a shed/tack room, both with electricity, and pasture areas. The fenced yard area has gorgeous trees and features lovely garden areas and rock outcroppings. The two car garage has a wood stove & extra room for workbenches and storage. Walk to the local coffee shop, hardware store, gym, restaurant and RTD bus stop. There is easy access and a short 12 minutes to grocery stores and amenities. World class mountain biking, hiking & fishing at Staunton State Park are within 9



**Pandora & John Erlandson**  
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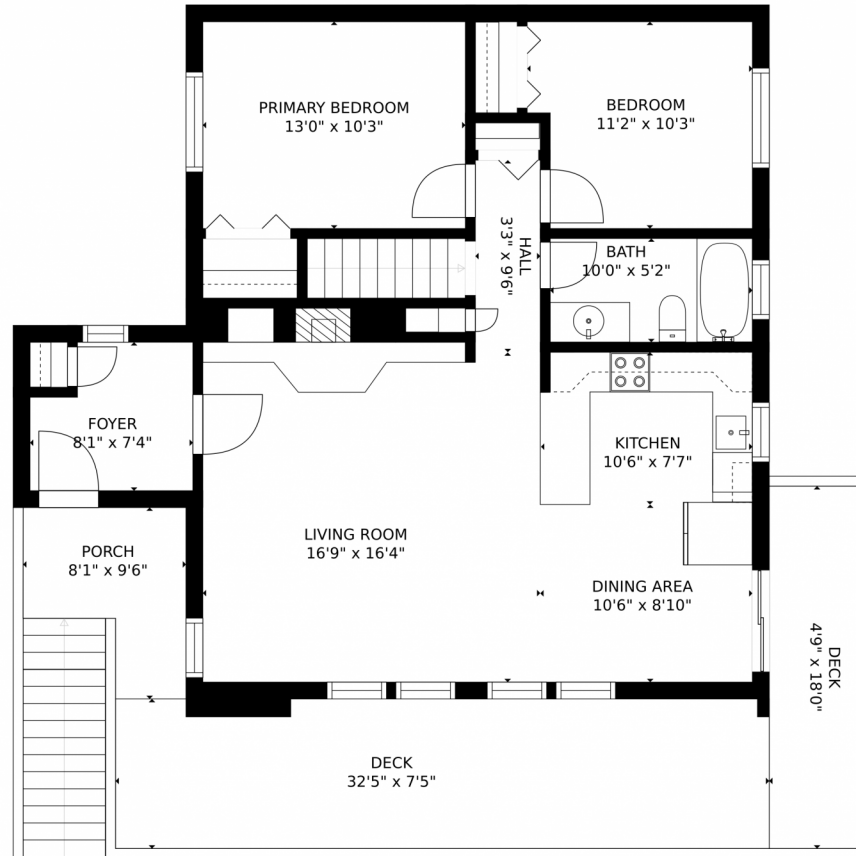
minutes, with many other trails and parks are very close by, and it's a quick drive to the high country. This lovely home has a great location, beautiful views, and is exceptionally cared for – it simply won't disappoint!



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# 34593 Iroquois Trail, Pine, CO 80470 – Upper Level



GROSS INTERNAL AREA  
FLOOR 1: 749 sq. ft. FLOOR 2: 956 sq. ft  
EXCLUDED AREAS: , PATIO: 371 sq. ft  
DECK: 326 sq. ft. PORCH: 58 sq. ft  
TOTAL: 1706 sq. ft  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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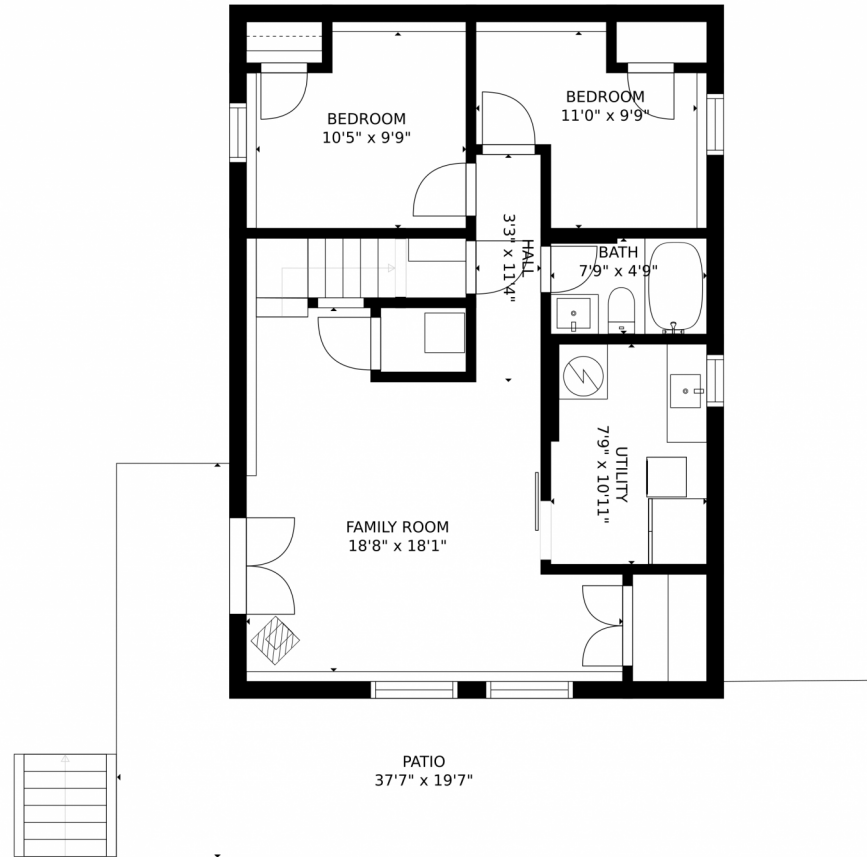
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# 34593 Iroquois Trail, Pine, CO 80470 – Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 749 sq. ft. FLOOR 2: 956 sq. ft.  
EXCLUDED AREAS: , PATIO: 371 sq. ft.  
DECK: 326 sq. ft. PORCH: 58 sq. ft.  
TOTAL: 1706 sq. ft.  
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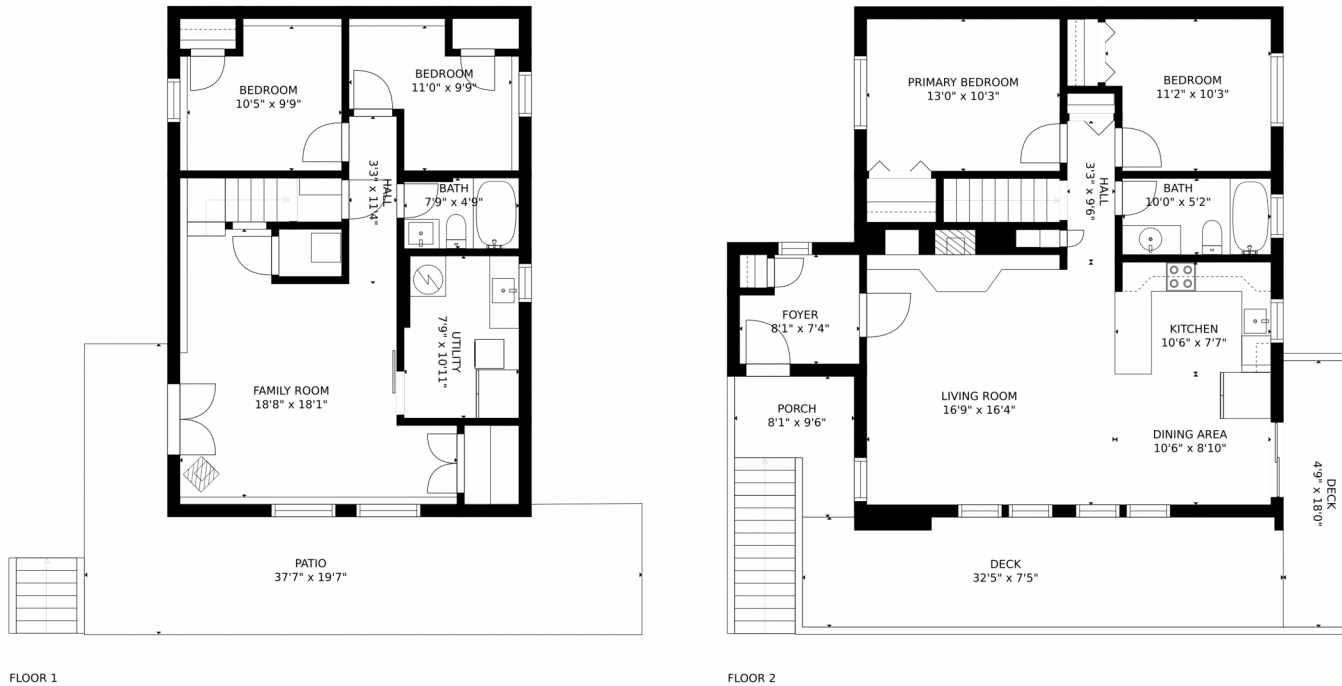
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# 34593 Iroquois Trail, Pine, CO 80470 – All Levels



GROSS INTERNAL AREA  
FLOOR 1: 749 sq. ft. FLOOR 2: 956 sq. ft.  
EXCLUDED AREAS: , PATIO: 371 sq. ft.  
DECK: 326 sq. ft. PORCH: 58 sq. ft.  
TOTAL: 1706 sq. ft.  
MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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