Single Family | 868 SQFT | 1 Bed | 1 Baths | 13.1 Acre

PROPERTY DETAILS

Discover a rare 13-acre riverfront estate, where the true value lies in its pristine location and the opportunity to build your dream home. Located along the North Fork of the South Platte River, this expansive property offers over 400 feet of private river access, ideal for fishing enthusiasts and nature lovers. The serene grassy meadow, accessed by a new steel bridge, provides multiple build sites, perfect for crafting a million-dollar dream home amidst stunning natural beauty. Backing to expansive National Forest, this land offers unparalleled privacy and is not intended for subdivision. Instead, it invites you to make the entire 13 acres your personal sanctuary. Design a bespoke residence that embodies the essence of Colorado's mountain landscape, with the existing cabin as an accessory dwelling or tranquil retreat during construction. The updated, fully furnished cabin adds extra value, featuring vaulted ceilings with wood beams, a gas fireplace, acacia laminate wood floors, and custom blinds. The well-appointed kitchen includes maple cabinets, a new gas oven, and all necessary kitchenware. The remodeled bathroom boasts fresh tiles, custom shower glass, and an updated vanity. Enjoy peaceful views of the trees and river from the sunroom. Located in the historic town of Pine Grove, this property offers easy access to local attractions like Zoka's restaurant and Pine Valley Ranch Park, known for its hiking trails and National Forest access. Just 12 minutes from Highway 285, this prime location combines the tranquility of a secluded mountain retreat with convenient

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access to amenities. Embrace this unique opportunity to own a piece of Colorado's riverfront paradise, where you can build the home of your dreams and live surrounded by the natural beauty of the mountains.

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