

1176 Raven Ridge Road  
Idaho Springs, CO 80452  
COMMUNITY: SQUAW MOUNTAIN

MLS # 4735061  
PRICE \$888,000

~Welcome to Your Mountain Retreat ~ Nestled on 5 Acres!



Single Family



2533 SQFT



4 Beds



3 Baths



3 Car



5 Acre

## PROPERTY DETAILS

~Amazing Mountain Views! ~Welcome to Your Mountain Retreat ~Minutes to Evergreen ~ Nestled on 5 Acres \*\*\*BUYER BONUS: 1% Lender Incentive Towards Rate Buy Down ~or Reducing Your Cash to Close w/ Preferred Lender | Sold Furnished | IDEAL PROPERTY ~FOR A SHORT TERM RENTAL/ VRBO, 2ND HOME (or a Primary & work from home) | BEAUTIFUL MOUNTAIN CHALET | Colorado Mountain Living | +View Link: <https://v1tours.com/listing/58138/> | Charming Chalet w/ Large Picture Windows | Private & Quiet | Overlooks a 40 Acre Parcel ~& Forest Beyond of 117+ Acres | Adjacent to Forest of 83+ Acres | 9 Mi to Hwy 74 for Dining & Shopping | 20 min to Downtown Evergreen | 40 min to Denver Metro | 15 Mi to I-70 | This Home is South of Idaho Springs- on the +Evergreen Side | Primary Residence or 2nd Home | Lovely Blue Spruce, Pine & Aspen Trees w/ Rock Outcroppings | Vaulted Ceilings | Light & Bright | Open Floor Plan | Spacious Family Room w/ Wood Stove | Deck for Cookouts & Entertaining | Remodeled Kitchen w/ Granite Countertops | Stainless Steel Appliances | Inviting Loft (for 4th



**Kathryn Carlson**  
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<http://www.HomesLifestyles.com>



Scan code  
for more  
property  
details



Bedroom or Office) Overlooking the Family Room, Picture Windows w/Views | Lower Level Great Room for Playing Cards | Gather Near 2nd Wood Stove | Relax in the Sauna -After Outdoor Fun | Work out in Your Gym | Fantastic Floor Plan: Main Floor Open Living Concept- w/ Kitchen, Dining & Family Room | This Home Brings in Privacy for your Family & Guests -Featuring: 2 Bedrooms Upper, 1 Bedroom Main, and 1 Bedroom Lower w/ a Full Bathroom on Each Level -Next to the Bedrooms | High End Gym Equipment | Mud Room w/2nd Entrance | Attached 676 s/f Garage/Workshop | Abundance of Parking | 2 Sheds for Your Tools & Toys | Full Home Generator | Septic System Rated for 6 people | Land Survey Plat Available | NO hoa | County Maintained Roads | Perfect Summer Purchase | Recent Home Improvement List -Available. Call Listing Agent Kathryn for Info.



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