

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

MLS # 4735061
PRICE \$870

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



Single Family



2533 SQFT



4 Beds



3 Baths



3 Car



5 Acre

PROPERTY DETAILS

Call Listing Agent Kathryn for info: 720-226-8199 | ***BIG BUYER BONUSES! *Sold Furnished, New Furnace, Lower Deposit, 1% Lender Incentive Towards Rate Buy Down ~or Reduce Your Cash to Close with Preferred Lender* Welcome to Your Mountain Retreat *Nestled on 5 Acres w/Breathtaking Mountain Views! *BEAUTIFUL MOUNTAIN CHALET *Colorado Mountain Living *Large Picture Windows w/ Amazing Views *This Fabulous Property Overlooks a 40 Acre Parcel Below & Forest beyond of 117+ Acres *Also Adjacent to Forest of 83+ Acres *Just 9 Mi to Hwy 74 in Evergreen - Bergan Park for Dining & Shopping *13 Mi to Evergreen Main Street *15 Mi to I-70 *40 min to Denver Metro *Private & Quiet *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 Bedroom or Office) *Overlooking the Family Room, Picture Windows w/Views *Lower Level



Kathryn Carlson
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Great Room for Playing Cards & Games w/ Cozy 2nd Wood Stove *Relax in the Sauna -After Outdoor Fun *Work out in the Gym *You will Love this 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 -in the Oversize Garage *Mud Room w/2nd Entrance *Attached Garage 2 space/Workshop & 1 space Detached. Abundance of Onsite Parking *Level Parking Area for your RV *2 Sheds for Your Tools & Toys *Full Home Generator *This Home is Located South of Idaho Springs- on the +Evergreen Side. *Short Term Rentals Allowed-if desired/ Call Clear Creek County *Land Survey Plat Available *NO hoa *County Maintained Roads *SOLD FURNISHED *Perfect Mountain Home Purchase, 2nd Home or Short Term Vacation Rental. *List of Home Improvements and STR Analysis Report- Available.



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