

\$1,290,000 - 4005 E Blaney Road, Peyton

MLS® #3904767 BY COLORADO Listing Office: Price & Co. Real Estate

\$1,290,000

4 Bedroom, 3.00 Bathroom, 3,238 sqft
Residential on 36 Acres

Rural, Peyton, CO

Contract fell due to buyer's contingent property not selling Welcome to multigenerational living at its best! This expansive, nearly 36-acre property boasts 2 homes -- a main home and a manufactured home, offering plenty of space and flexibility. The set up of the property offers two entirely separate living spaces each with their own outbuildings. For those with equestrian interests, this property is a dream come true. If animals are not your thing, these barns can be easily converted to workshops, garages or storage.

The main home is nicely appointed and features three beds and three baths, with an attached 3-car garage. Adjacent to the main home, there is a large 5-stall barn with ample storage space. You will find a loafing shed with multiple fenced and cross fenced pastures. There is a large outdoor arena with an attached round pen. You will also find an additional outbuilding that could be utilized as an additional garage or workshop, offering plenty of storage space for equipment, tools, and more.

Adjacent to the main home, the manufactured home provides additional living space, with two beds and two baths, perfect for a guest house, a rental opportunity or multi-generational living. There is an additional outbuilding that was previously used as a 4-stall barn and has been converted into storage with an easy conversion back to a barn.

As a bonus, this property has a commercial



well with proper permitting to run a dog kennel. The outbuildings present could easily be converted into a dog kennel for income production. Most of the leg work has been done to begin this business and information can be provided to the buyer if they'd like to run a facility.

With its peaceful surroundings and stunning views of the surrounding landscape and mountains, this property is a true retreat from the hustle and bustle of city life. Don't miss this opportunity to own your own slice of Colorado paradise!

RECOLORADO

Listing Courtesy of Price & Co. Real Estate

Built in 2000

Essential Information

MLS® #	3904767
Price	\$1,290,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,238
Acres	35.93
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Community Information

Address	4005 E Blaney Road
Subdivision	Rural
City	Peyton
County	El Paso
State	CO
Zip Code	80831

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	9
Parking	Concrete, Unpaved, Exterior Access Door, Finished Garage, Insulated Garage, Lighted, Storage
# of Garages	7
View	Meadow, Mountain(s)

Interior

Heating	Forced Air
Cooling	Central Air
Stories	One

Exterior

Exterior Features	Dog Run, Lighting, Private Yard, Rain Gutters
Lot Description	Corner Lot, Level, Meadow, Suitable For Grazing
Roof	Composition
Foundation	Block

School Information

District	District 49
Elementary	Falcon
Middle	Falcon
High	Falcon

Additional Information

Date Listed	January 22nd, 2025
Zoning	A-35

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