

\$3,100,000 - 11100 W County Road 190, Salida

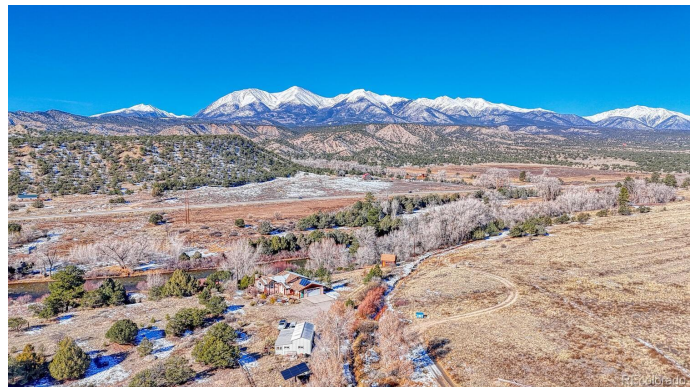
MLS® #7417756 BY COLORADO Listing Office: HomeSmart Preferred Realty

\$3,100,000

3 Bedroom, 2.00 Bathroom, 2,455 sqft
Residential on 42 Acres

Reeves Property Line Adjustment Plat, Salida, CO

Located on the Base of the Continental divide on the Banks of the Arkansas River with over 1300 feet of private river bank access; includes your own private river Put-in and take out steps from the residence. This 42 acres river retreat has a 2500 sq. ft. 2 story Residence which accommodates 3 bedrooms and two full baths on the lower level; designed with a walkout basement down to the river meadow. This quiet private peaceful setting has stunning views of the river and surrounding mountains from every location of the home. Enjoy storytelling moments down at the river meadow at the outdoor fire pit area next to the river as you enjoy a true rocky mountain experience. The master bedroom has its own custom indoor kiva fireplace, walk-in closet, 5 piece master bath and its own private deck and an in room sitting area. The house has 2 additional patio decks to relax close and near to the home. Upstairs is an open air chefs designed kitchen, eat at bar, dining eating area, dining room off the bright windowed living room with fireplace and several deck exits. This section of the Arkansas River matches up to any of the valleys gold metal water fishing in the upper valley. 15 Minutes upstream from Salida and the famous Drift Inn Tiki summer Bar & Grill across the river. Monarch Ski area is just 30 minutes from this property to the west up Monarch Pass for winter entertainment. View the Virtual Tours for all the unique feature this property has to offer with room to expand or



develop “By the River”.

RECOLORADO

Listing Courtesy of HomeSmart Preferred Realty

Built in 1982

Essential Information

MLS® #	7417756
Price	\$3,100,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,455
Acres	42.28
Year Built	1982
Type	Residential
Sub-Type	Single Family Residence
Style	Mountain Contemporary
Status	Active

Community Information

Address	11100 W County Road 190
Subdivision	Reeves Property Line Adjustment Plat
City	Salida
County	Chaffee
State	CO
Zip Code	81201

Amenities

Utilities	Electricity Connected, Propane
Parking Spaces	2
# of Garages	2
View	Mountain(s)
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Entrance Foyer, Five Piece Bath, Granite
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	Counters, High Ceilings, High Speed Internet, Open Floorplan, Smoke Free, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Solar Hot Water, Washer
Heating	Active Solar, Baseboard, Heat Pump, Radiant Floor, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Living Room, Wood Burning Stove
Stories	Two

Exterior

Exterior Features	Balcony, Fire Pit, Lighting, Rain Gutters
Lot Description	Ditch, Near Ski Area, Secluded, Subdividable
Windows	Double Pane Windows, Egress Windows, Skylight(s), Window Coverings
Roof	Composition
Foundation	Concrete Perimeter

School Information

District	Salida R-32
Elementary	Longfellow
Middle	Salida
High	Salida

Additional Information

Date Listed	November 21st, 2024
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