

FOR SALE

\$189,000

LOT 163

*REDUCED PRICE!

*MOVE IN READY!

*OWNER FINANCING WITH 25% DOWN.



OWN a very affordable piece of the Arkansas River Valley between Buena Vista and Salida. NO LOT RENT. This house has been completely remodeled, inside and out.

Chattou Chaparral is a private community that sits right on the Arkansas River. All owners in the community own their homes and the lots they rest on. The community hosts several amenities including a large clubhouse with fitness equipment, pool table, ping pong and internet. CCOA has a private footbridge known as the Mini Gorge Bridge that allows owners private access to the rivers beach but also thousands of acres of national monument and forest service land.

CCOA sits perfectly between Salida and Buena Vista and is only a 5 min drive to Mount Princeton hot springs resort. Own the most affordable piece of the valley and have access to all the adventures CO has to offer in the adventure capital of the state.

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- New windows
- New siding
- Walk-in shower
- New flooring
- New bathroom
- New kitchen cabinets

Features

- Wood stove
- Central propane heat
- Heated and wired workshop
- Additional storage/wood shed
- Parking for two cars
- 1 bedroom but room for an additional.

The community has many amenities.

Lodge/Clubhouse

- *Laundry Facility
- *Rec Room
- *Exercise equipment

*Commercial Kitchen

- Foot bridge to the community river frontage in the Brown's Canyon National Monument
- New sewer system
- New power grid courtesy of Sangre De Cristo Electric Assoc.























