

Own your own piece of Heaven!

Lot#45 \$279,500

Chateau Chaparral is a special place to call home. And Lot#45 is one of the best lots in the community. It is one of the largest lots at 3,000 square feet with green space in front and behind you, and only one neighbor next to you.

This 2002 Park Model has brand new kitchen and bathroom cabinets with beautiful granite countertops; large brand new kitchen pantry; private bedroom that fits a queen bed with a large closet; full size shower in the bathroom; a large loft that has its own closet so it could be an extra bedroom or office; new flooring in the living room, kitchen and bathroom; a deck for barbecuing or just relaxing while listening to the river; and a covered carport. There is also an adjacent building with a mother in law suite with a closet and luxury flooring and the other side is walled off for storage or a workshop.

Chateau Chaparral has river access across a private suspension bridge leading into Browns Canyon National Monument. There is also a Clubhouse for community activities —weekly potlucks & bingo during the summer months! Throughout the park, you'll find bathrooms, showers, and laundry facilities. HOA fees and assessments for less than \$93 per month and includes: water, sewer, trash, road maintenance, an RV dump, public restrooms, and a lodge to play bingo, pool, ping pong, or workout.

Call Cathy Harbick (719) 207-0616 @ First Colorado Land Office to schedule a viewing!

