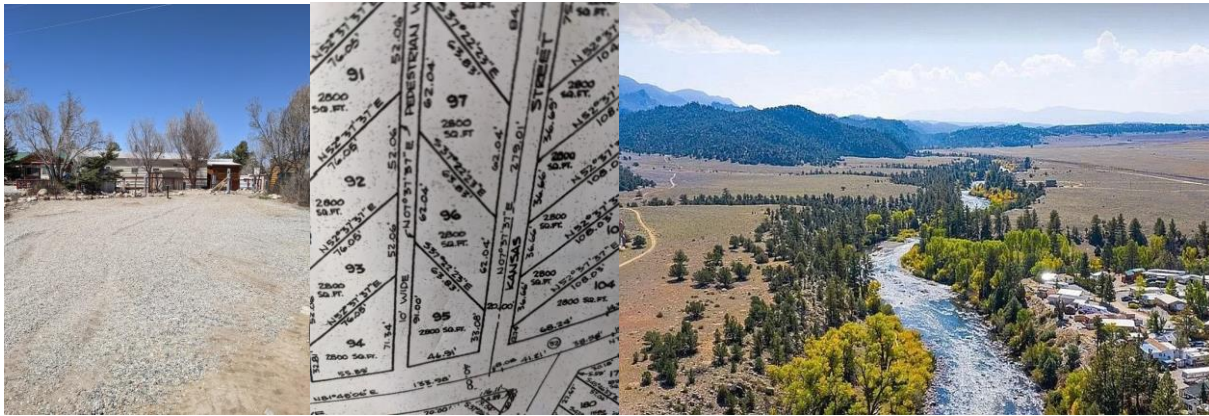


# Lot for Sale #96 - \$113,000



Looking for full-time living, an investment, or a vacation getaway? Welcome to Chateau Chaperall one of Colorado's rare and affordable hidden gems. Whether you work remotely, are recently retired, or are just looking for a vacation getaway, this peaceful community is getting noticed as a great place, to live, work, play, and simply enjoy life. These lots go fast.

Bring a new park model or just your RV, covenants allow space for friends and family to visit. Add a storage building for your toys and build a deck and enjoy the views.

Nestled on the banks of the Arkansas River and surrounded by the spectacular 13,000 ft+ Collegiate Peaks this deeded RV resort with privately-owned condominium lots is perfectly situated between two world-class outdoor and sporting adventure towns and word is getting out.

With spectacular four-season adventure just outside your door, your days here will be full of hiking, biking, trail running, kayaking, rafting, fly fishing, rock climbing, skiing, off-roading, horseback riding, shopping, relaxing with friends and family and so much more.

When all that fun gets your hunger going you'll find the local breweries, distilleries, cafes, eateries, and food trucks have just what you need to satisfy everyone's cravings.

Need a break from all that fun? You'll find no less than 10 hot springs just a few miles away.

With the work from home trend on the rise, this place is definitely getting attention. You'll likely not find a more affordable place to live or vacation in the Rockies.

Chateau Chaparral has private river access and a striking 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 include water, sewer, trash, and maintenance for less than \$93 per month!

With 85% public land, Chaffee County is a gold mine for outdoor recreation of all types. Come by and take a look, no appointment is needed. We welcome visitors looking to join a warm and friendly community.

The HOA includes water, sewer, trash, road maintenance, an RV dump, public restrooms, and a lodge to play bingo, pool, ping pong, or workout.

**504-250-2736**