

# Country home with walk-out basement!



**Reduced Price: \$234,000**  
**2017 Taxes: \$1335.92**

**26291 County Rd 9  
Haxtun, CO 80731**

## **MAIN LEVEL FEATURES**

- ▶ 2,128 Sq. Ft. Living Area
- ✓ Bright kitchen
- ✓ Formal living room
- ✓ Family room
- ✓ Large master with master bath
- ✓ Three bedrooms
- ✓ Huge deck

## **BASEMENT FEATURES**

- ▶ 1,372 Sq. Ft. Living Area
- ✓ Huge family room
- ✓ Second master bedroom
- ✓ Oversize two car garage
- ✓ Beautiful patio

## **OTHER PROPERTY FEATURES**

- ✓ 5.7 acres
- ✓ Tree row
- ✓ Private well/septic
- ✓ Short drive from Haxtun, CO
- ✓ Wonderful views!

The seller is motivated to sell this beautiful five-bedroom home before winter! The home features a formal living room, two family rooms and fireplace in addition to an over-sized two car attached garage.

The main floor has a large formal living room, eat in kitchen, laundry, three bedrooms, and a family room with gas fireplace. The master bedroom has wonderful views and a large on suite bath with jetted tub and walk in closet. Enjoy the large deck which faces east in the morning, and the west facing back porch in the evening.

Downstairs is a large family room with an electric fireplace. There is a large mudroom and huge bedroom with access to the full bath and a walk-in closet.

The property sits on 5.7 acres off County Rd 9. There is an established tree row and wonderful views of the surrounding fields and sand draw.



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