

# Horse Property with Great Location, Great Views and Motivated Sellers!



**Price Reduced to  
\$229,900!**

See more pictures of this home online:  
<http://www.pencraftco.com/forsale.htm>

Address: 8738 S County Rd. 4 E		Zoning: Res Imp
Legal Description: Tract description available. Tract located in the W ½ SW ¼ Section 14, T 37 N, R 8 E, Rio Grande County, CO. Subject to easement for water transmission.		Style: Southwest/Resettlement
		Taxes: \$ 846/yr.
		Lot Size: 7.81 ac.
Owner: Tenny/Carapella	Terms: Cash/New Loan	Poss: Contractual Agreement
Sq. ft.: 2,500 ±	Bdrms: 4	Baths: 1.75
Exterior: Stucco	Roof: Metal	Construc: Frame
Age: 1930s/2001	Interior: Drywall	Floors: Saltillo Tile/Carpet
Util: SLVREC	Ave Util: \$165/month (8/2007 to 8/2008, electric & propane)	
Water: Registered Domestic Well		
Heat: Woodstock Soapstone wood stove, gas forced air heaters, electric baseboard		
Entry: 7' x 14', saltio tile, double front door		Mud/Utility: 6.5' x 10.5'
Living room: 16.5' x 24.5' with wood beams, cathedral ceiling, ceiling fans, large windows		
Family room: 15' x 20' adjacent to living room, south windows, saltillo tile sun area		
Dining area: 11'x 13' with large west-facing window		
Kitchen: 10' x 16' galley kitchen with oak cabinets.		
M.Bdrm: 10.5' x 16'	2nd Bdrm: 9' x 11.5'	3rd Bdrm: 13' x 17' (upstairs)
4th Bdrm: 12' x 13' (upstairs)		
Full Bath: 7' x 8.5' with built in linen shelves		3/4 Bath: 9 x 15'
Outbuildings: 300' x 40' Quonset Hut, garden shed, tack shed		
Price to Incl: All window coverings, wood stove, electric range and refrigtor. Wood-fired sauna is excluded; but, negotiable. Other negotiable items may include tractor, lawn tractor, hay, furniture, firewood, 500-gal. propane tank, etc.		
Directions: From Hwy. 160, go south on the County Line Rd. between Rio Grande and Alamosa Counties (aka 6E or County Rd. 100). At Cty. Rd. 8 S, go west 2 miles. At Cty. Rd. 4 E go south ½ mile.		

**Showings by appointment only. Call 719-852-9735 for more information  
or to arrange your private showing of this well-maintained property.**

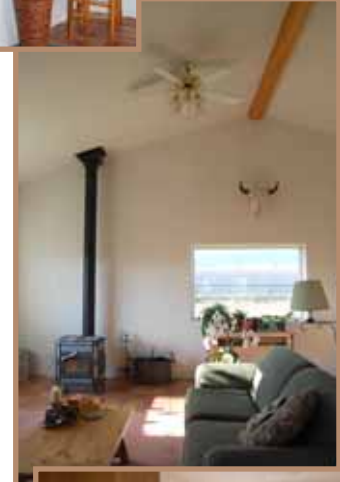
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Well-maintained horse property halfway between Alamosa and Monte Vista!

- New exterior trim paint and new interior paint in kitchen, laundry, guest bedroom and full bath.
- New vinyl windows 2002 and 2008, 2002 metal roof, 2002 exterior stucco.
- Newer floor coverings on main floor. Saltillo tile entryways. New high-density Marmolium flooring in laundry room.
- 10.5' x 16' play-loft adjacent to main living area.
- Plenty of storage areas in the house: built-in 4.5' x 6.5' safe, 7' x 15' interior storage area above master bath, walk-in closet in master bedroom, storage cabinets upstairs.
- Huge quonset hut with 100 feet of cement floor and 200 feet in dirt floor. Large equipment access doors and man-doors at both ends. Lights and outlets, compressed air piping.
- 2004 high-efficiency Woodstock soapstone woodstove.
- Open living/family room area with large south-facing windows.
- Patio, mature trees and established landscaping.
- Several exterior electrical outlets.
- Privacy/wind fence.
- Perfect for horses! Corrals, covered loafing area, tack shed, water spigots adjacent to corral and covered hay storage adjacent to feeding areas.
- Registered domestic well. Foam-insulated well house with storage.
- Railroad car for grain storage.
- Approximately 3 acres in alfalfa.
- 8' x 24' established garden spot and shed for garden tool storage.
- Quiet and private setting: property is on a lightly-traveled gravel road ½ mile from paved access and about 1½ mile south of the Monte Vista Wildlife Refuge.
- Great views of Greenie Mtn. and the San Juan range from the living room.
- Convenient mid-Valley location approximately 12 miles southeast of Monte Vista and 12.5 miles southwest of Alamosa.



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Information deemed  
reliable but not  
guaranteed.



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