

HOME FOR SALE



3436 Platte River Dr

Como, Colorado

United States

Asking Price

\$1,099,000

Bedrooms **3**

Bathrooms **3**

Size **0**

Year Built

Date Listed **08/18/2024**

Listing ID **GL-
1726566762**

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11566961>

Overview

Experience the perfect blend of comfort and adventure with this competitively-priced estate. Situated on 161 fully-fenced acres, this property offers unparalleled access to nature's beauty, with private entry to thousands of acres of BLM land right from your doorstep. Let the tranquil sounds of Trout Creek, meandering through your expansive landscape, soothe your senses as you gaze upon the untouched wilderness of the James Mark Jones Wildlife Area, which lies just beyond your property line. Step inside the custom-built home, where vaulted ceilings create a sense of grandeur and oversized glass sliding doors frame breathtaking panoramic views. These open to a balcony that invites you to savor the seamless indoor/outdoor lifestyle. For those with a passion for equestrian pursuits, the Barnmaster barn is a dream, offering 3 stalls, fully fenced and cross-fenced pastures, and easy rotation through multiple gates. With an optional grazing lease available to the new owner, this ranch not only provides a stunning backdrop but also offers the benefit of low taxes. Recent upgrades include a new 80-gallon water heater, a new furnace, durable laminate flooring, AND a newly installed high-producing well and well pump (as of May 2024), ensuring your water needs are met with ease. Just 15 minutes from downtown Fairplay and less than an hour from

the vibrant town of Breckenridge, you'll enjoy the perfect balance of rural serenity and convenient access to amenities. Hunters will appreciate that this property qualifies for the Landowner Preference Program (LPP), offering prime opportunities for elk, pronghorn, and deer. Bring your horses, explore the vast acreage, and imagine the endless possibilities that come with this incredible piece of Colorado paradise.

For more details:

Listed by: Adrienne C Wilson

Contact

Email

Phone