

345 Stephen Dr - Westcliffe, CO 81252 - Custer County- NE

MLS: 2517099 - SFB - Active - \$300,000

MLS #: 2517099 **File #:**
Status: Active **Status Changed:** 01/22/2025
List Price: **\$300,000** **Org. List Price:** \$300,000
Listing Type: For Sale **Property Type:** Single Family Building
Style: 2 story above ground **Zoning:** Rural residential
Subtype: CC&R's-Yes, Resale Home, HOA-No
HOA/Month: 0.00 -- Includes:

**General Listing Information:**

Beds: 2 **Sq Ft Total:** 600 **Acres:** 5.3
Full Baths: 0 **Sq Ft Main:** 480 **Lot Sq Ft:** 230,868
1/2 Baths: 1 **Sq Ft Upstairs:** 120 **Lot Dim:**
3/4 Baths: 0 **Sq Ft Downstairs:** 0 **Frontage:**
#CarGarage: 0 NONE **Depth:**
Garage Sq. Ft.: **Sq Ft Other:** 0 **Yr Built:** 2005
Carport: 0 **Sq Ft Unfinished:** 0 **Yr Remodeled:** 2023
Levels: 2 (0 above ground) **Sq Ft Source:** Assessor **Total Rooms:** 4
Finance Terms: Cash, Conv. **Bsmt Type:** None **Main Bdrm Lvl:** Main
Floorplan & Room Dimensions:

Level	Name	Dims	Ceil.	Remarks
Main	Bath 1/2	9.5x9.4		
Main	Bedroom	9.3x9.4		
Main	Living	17.3x13.5		
Upper	Loft	10x12		

Location Information:

Address: 345 Stephen Dr - Westcliffe, CO 81252 - #: 25 **Elem. School:** Custer County
Area: Custer County- NE **Section:**
County: Custer **Range:** **Middle School:**
Subdivision: Silver Cliff Heights **Township:** **Jr High School:**
Gate #: **Tax APN #:** 0010052150 **High School:**
Legal Desc.: **Taxes Annual:** \$533.62 **GPS:** N38° 12.62' W105° 18.503'
Directions: From Westcliffe, east on Hwy 96 11 miles, left on Bear Basin (CR 271), 1.4 miles to left at Y onto Boneyard Park Rd (CR 265), 2.5 miles to left on San Isabel Dr (CR 264), left on Little Horn, 0.6 mi to right on Stephen, at green road sign of Stephen & Stephen, turn right, driveway on left, sign. 38.21034020 -105.30837500

Construction Information:

Exterior Constr: Siding-Cement/Hardie Board **Roof Type:** Composition, Shingle **Foundation:**
Heating: Electric, See Remarks **Air Cond.:**

Comments/Remarks: Cozy A-Frame Cabin Get-Away 5.3 Acres w/ Mountain Views

Public Remarks: Looking for a peaceful A-Frame, remodeled retreat that feels like your very own slice of paradise? Do stunning views of the Sangre de Cristo Mountains and Pikes Peak call your name? If tranquility tops your wish list, this cozy cabin might just be your perfect escape! This charming one-bedroom, half-bath cabin with loft, welcomes you to an ideal corner lot location for relaxing and soaking in the serene surroundings. Picture yourself savoring a steaming cup of coffee as you marvel at the mountain views, listen to the songbirds, and feel the gentle breeze rustling through the trees. Bring the family and friends, and entertain inside or out! The open living space features a cozy pellet stove flanked by a practical kitchenette and quaint dining nook. For extra warmth, an electric heater on a thermostat ensures the bedroom and half bath stay comfortably toasty. Upstairs you'll find a nice sized loft that you can stand up in. Walk out the sliding glass doors, pick your view, and fire up the BBQ! With only a handful of neighbors along this picturesque road, you'll enjoy the peace and quiet you crave. On grid, stove hook-up, and half bath only. Furnishings negotiable. Five+ Acres!

Utilities Services:

Utilities: Legal Access: Yes, Phone: Cell Service, Power: Line On Meter, Propane: Hooked-up, Septic: Has Tank, Water: Private Well (Drilled)

Features:

Features Prop.: Access- All Year, Corner Lot, Out Buildings, Porch, Trees, View of Mountains
Features Int.: Flooring: Wood (Veener/Other), Pellet Stove, Vaulted Ceilings
Appliances: Microwave, Refrigerator

Listed By: Kimberly Powers - Summit & Main Realty Group

For more information contact: Summit & Main Realty Group - Office: (719) 792-9108



MLS #: 2517099 continued...

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:

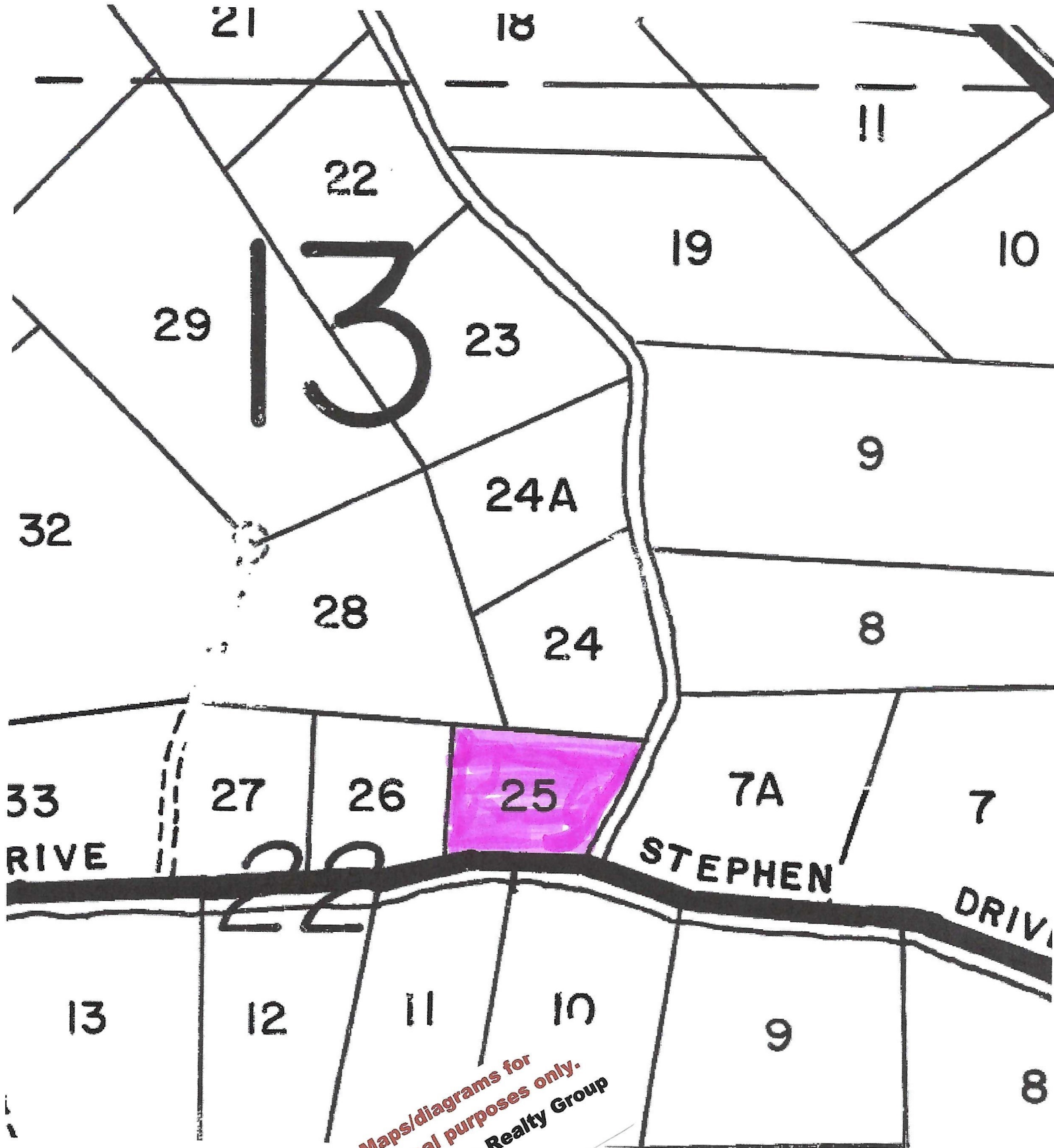


Summit & Main Realty Group
95 Main Street Suite A, PO Box 867
Westcliffe, CO 81252

Office: (719) 792-9108
www.summitandmain.com



**Maps/diagrams for
directional purposes only.
Summit & Main Realty Group**



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Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act. The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.



CUSTER COUNTY PERMIT FOR INSTALLATION OF ON-SITE WASTEWATER TREATMENT SYSTEM

100-52-150

S23041121

Issue Date: 4/11/2023

Stacy & Phillip A & Mac Donald Robert L & Sherry E Trujillo
 668 S Mira Loma Dr
 Pueblo West, CO 81007
 (719) 406-9182

Septic Contractor: **Justin Kaiser** Soil done by: **Kit Shy** Soil Date: **2/14/2019** Applicant: **Owner**

Permit Type: **Installation** System Type: **Standard**

Property Address: **345 Stephen Drive**

Legal: **Silver Cliff Heights Sub 13, Lot 25**

Lot size: **5.3** Number of people: **4** Number of bedrooms: **2** Tank Size: **1000**

This septic will serve a **Dwelling Water: Private Well**

Conditions: Depth to bedrock: **>96"** Depth to water: **>96"** Slope:

Soil Type: **2** Treatment Level: **1** Effluent Application Method: **Gravity**

	Rock or Tire Chips Sq. Ft.	Mfd Media other than Chambers Sq. Ft.	Chambers Sq. Ft.	Number of Chambers
Trench	500	450	350	29
Bed	600	540	420	35

Comments:

I hereby certify that I have installed this system as designed:

Justin Kaiser

 Licensed Contractor / Homeowner

 Date

Inspected on: _____

By: _____

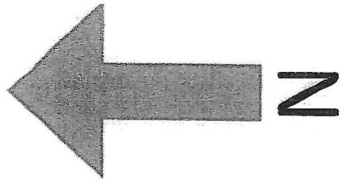
Amount use tax paid: _____

Date: _____

 Zoning Office / Inspector

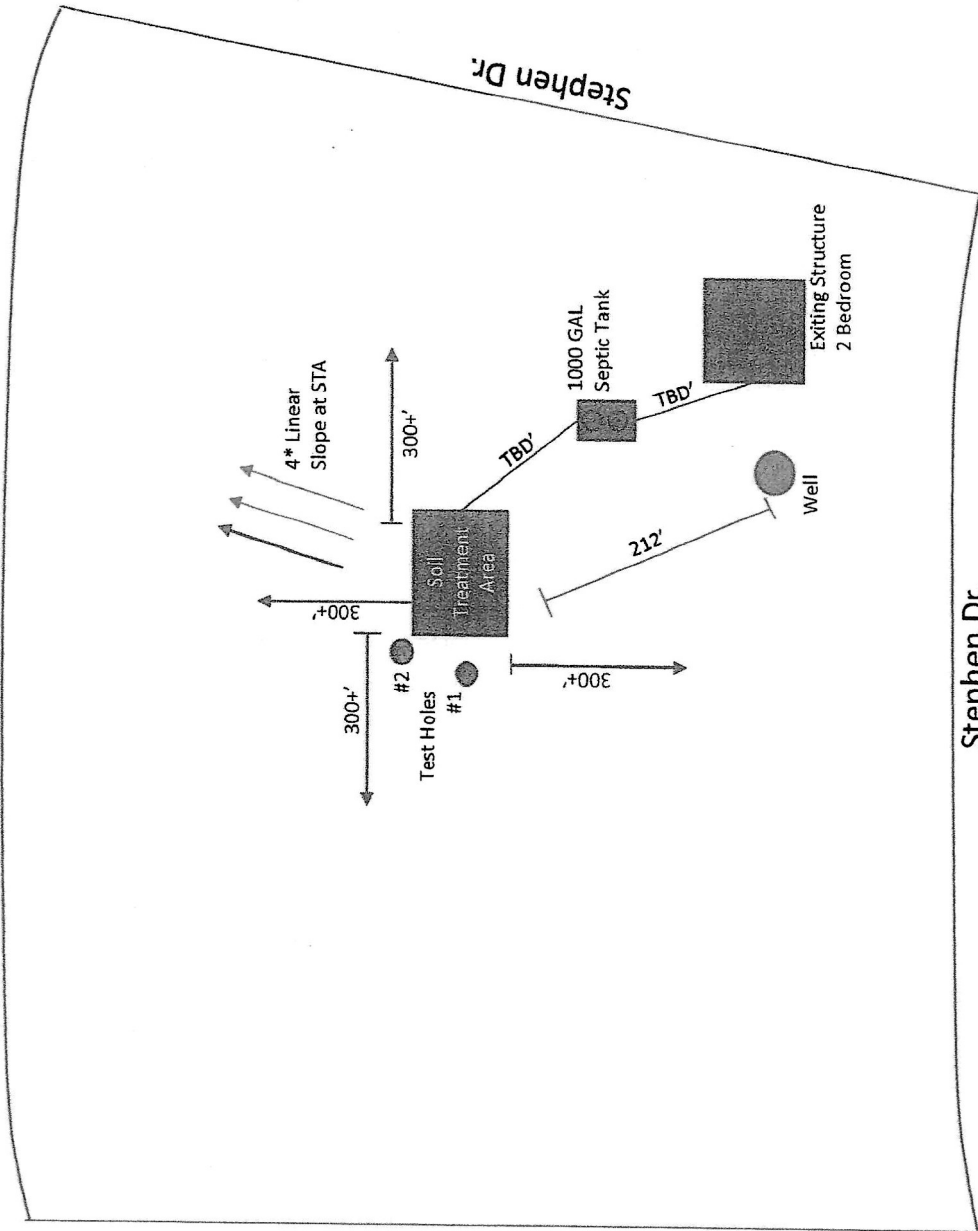
Final approval date: _____

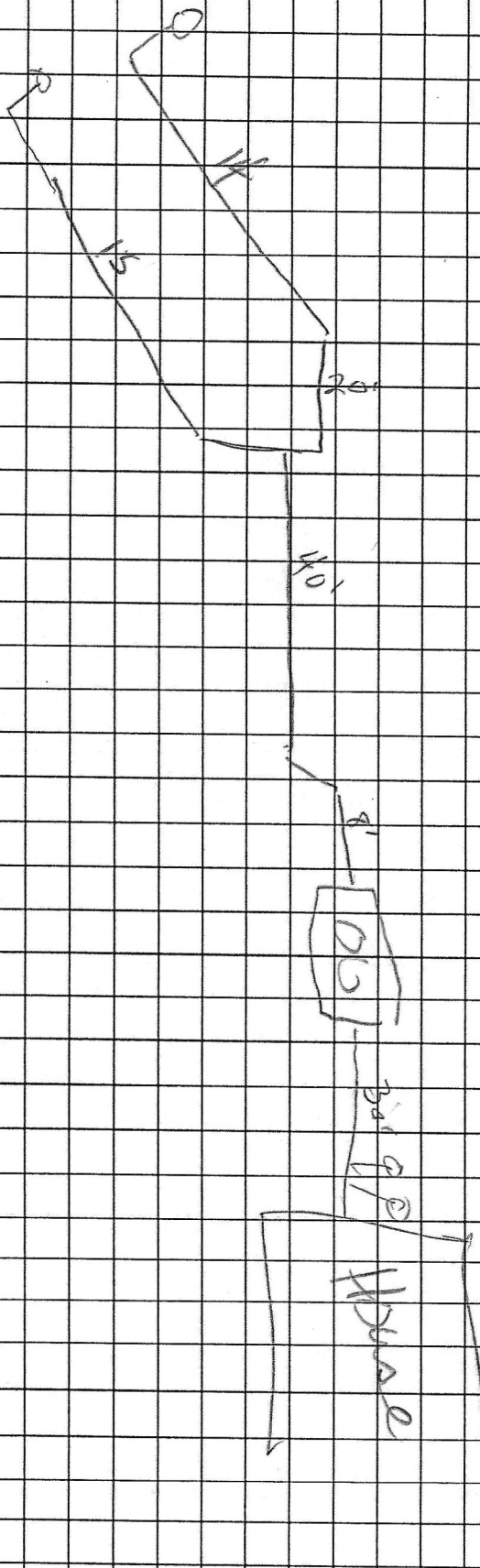




345 Stephen Dr.
Westcliffe, Co. 81252
Lot 25 Block 13
Silvercliff heights Sub.

* Not To Scale





THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE-
ON. TYPE OR PRINT IN BLACK
INK.

COLORADO DIVISION OF WATER RESOURCES

300 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 79199

RECEIVED

AUG 08 '75

WATER RESOURCES
STATE ENGINEER
COLO

WELL OWNER Lorrie Dmn S_w $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 22

ADDRESS 1011 E. Cedar Ave., Denver, Colo 80209 T. 21 S., R. 71 W., 6 P.M.

DATE COMPLETED 6-14-75, 19 19 HOLE DIAMETER

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	8	top soil	155'
8	15	grey granite	
15	145	decomposed tan and grey granite	
145	173	white quartz and grey granite	
TOTAL DEPTH <u>173'</u>			

Use additional pages necessary to complete log.

7 7/8 in. from 0 to 20 ft.

6 in. from 20 to 173 ft.

 in. from to ft.

DRILLING METHOD air percussion

CASING RECORD: Plain Casing

Size 6 5/8 & kind steel from 0 to 20 ft.

Size 4 & kind plastic from 5 to 93 ft.

Size & kind from to ft.

Perforated Casing

Size 4 & kind plastic from 93 to 173 ft.

Size & kind from to ft.

Size & kind from to ft.

GROUTING RECORD

Material cement

Intervals 0-20

Placement Method poured

GRAVEL PACK: Size

Interval

TEST DATA

Date Tested 6-14-75, 19 19

Static Water Level Prior to Test 110' ft.

Type of Test Pump air

Length of Test 1 hour

Sustained Yield (Metered) 6 gpm

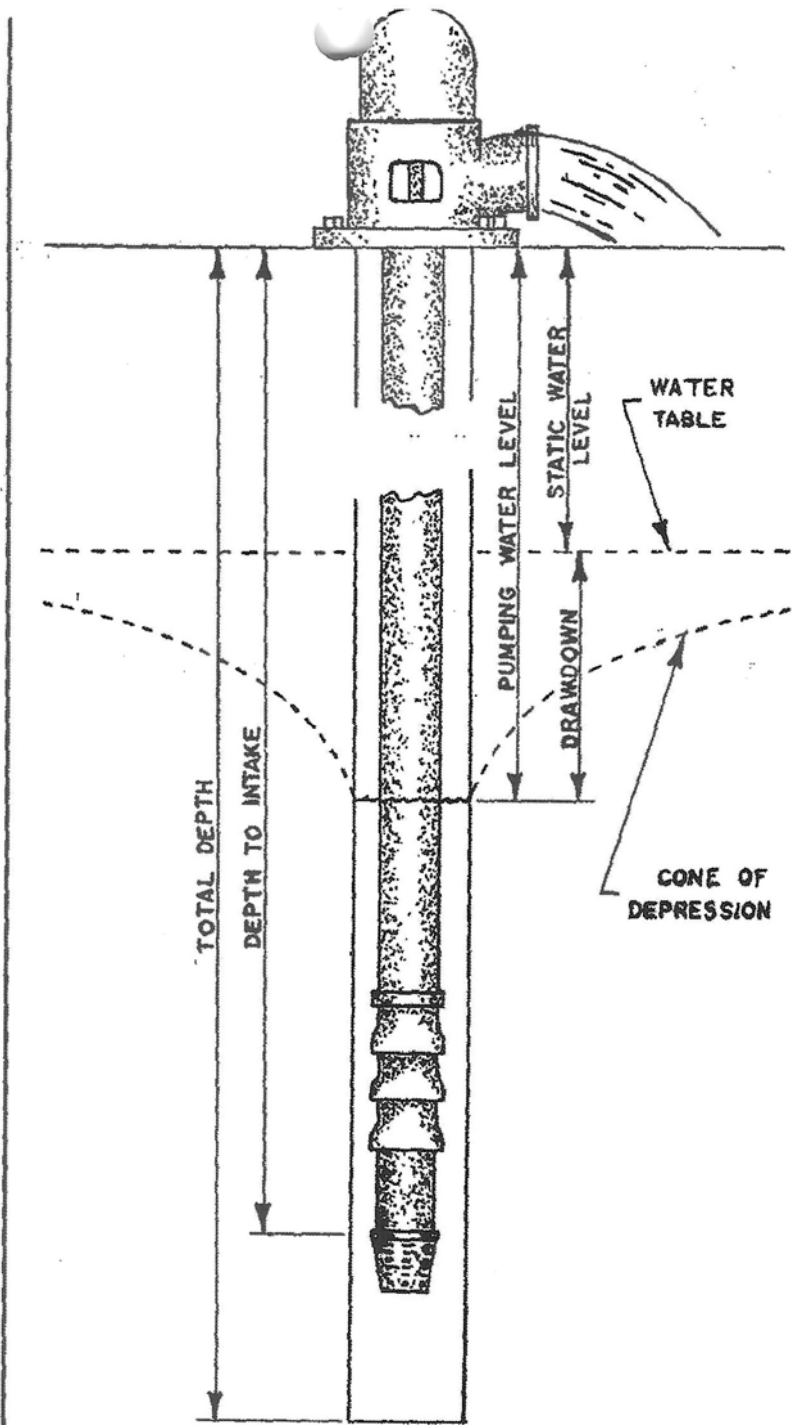
Final Pumping Water Level NA

PUMP INSTALLATION REPORT

Pump Make _____
 Type _____
 Powered by _____ HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed _____
 Pump Intake Depth _____
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature M. J. Sullivan License No. 746

State of Colorado, County of Front SS

Subscribed and sworn to before me this 5 day of Aug, 1975.

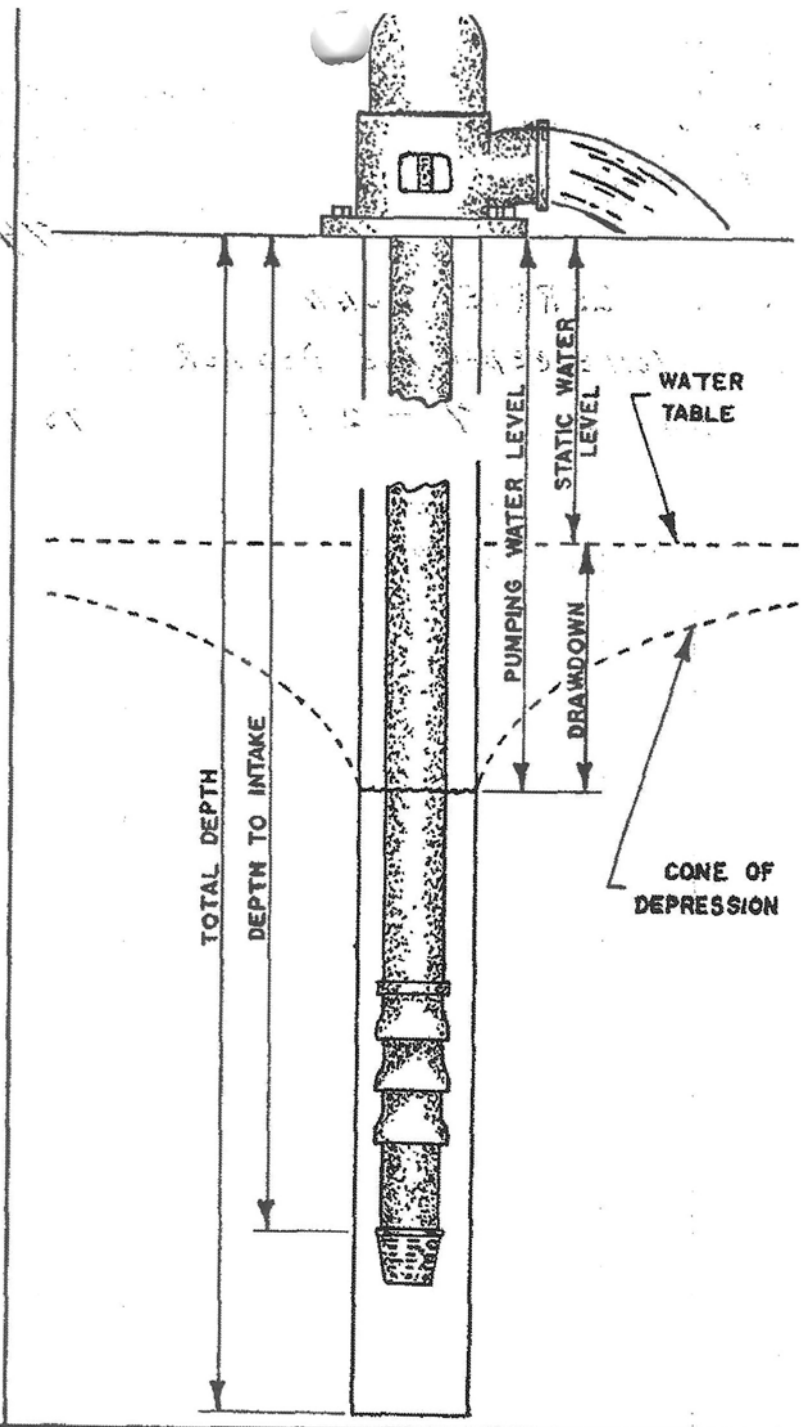
My Commission expires: January 9, 1977.

Notary Public Roger [Signature]

PUMP INSTALLATION REPORT

Pump Make BAKER 11 HA
 Type HAND PUMP
 Powered by HAND HP _____
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed 7-21-75
 Pump Intake Depth 148'
 Remarks DOMESTIC

WELL TEST DATA WITH PERMANENT PUMP
 Date Tested 7-21-75
 Static Water Level Prior to Test 110'
 Length of Test 1/2 Hours
 Sustained yield (Metered) 1 GPM
 Pumping Water Level 140'
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Charles R. Huffington License No. 834
 State of Colorado, County of Fremont SS
 Subscribed and sworn to before me this 8 day of Sept, 19 75
 My Commission expires: 7-14-77
 Notary Public Doris L. Black



Change of Owner Name/Contact Information (for use by the well owner or the well owner's attorney/authorized agent)

Summary Information Overview

Order Number:	26146	Permit Number:	79199
Date Submitted:	3/8/2023 12:05:46 PM		
eForm Name:	Change of Owner Name/Contact Information (for use by the well owner or the well owner's attorney/authorized agent)		

Well Identification

- Permit No **79199**
- Suffix **N/A**
- Replacement Suffix **N/A**

Well Address

- This is for information only and does not affect the permitted well location. **Address**
- Address **345 Stephen Drive**
- City **Westcliffe**
- State **Colorado**
- Zip **81252**

Owners and Agents

- **Well Owners:**

#	Name	Mailing Address	Phone	Email
1	TRUJILLO, PHILIP	668 S. MIRA LOMA DRIVE PUEBLO WEST, CO 81007	719-406-9182	PHILTRU47@GMAIL.COM

- **Authorized Agents or Attorneys:**

#	Type	Name	Mailing Address	Phone	Email
1	ATTORNEY	VOXEY, SHAWN	114 CORNELL CIRCLE PUEBLO, CO 81005	719-320-6923	SYOXEY@GMAIL.COM

Signature and Certification

1. I (we) have read the statements made herein, know their contents, and state that they are true to my (our) knowledge. Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.
 2. I (we) claim and say that I am (we are) the owner(s), an authorized agent of the well owner(s), or listed attorney of the well owner(s) of the well permit described above, know the contents of the statements made herein, and state that they
- Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act.
 The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.

are true to my (our) knowledge. This filing is made pursuant to C.R.S. 37-90-143.

3. I (we) understand that filing a Change of Owner Name/Contact Information form is for contact information purposes only. This action does not convey real property.

- *I have read and agree to the Terms and Conditions listed above* **Yes**
- *Organization:* **N/A**
- *Name:* **Shawn Yoxey**
- *Email Address:* **syoxey@gmail.com**

1313 Sherman Street, Room 821, Denver, CO 80203 P 303.866.3581 www.colorado.gov/water
Jared S. Polis, Governor | Dan Gibbs, Executive Director | Kevin G. Rein, State Engineer/Director



**DECLARATION OF AGREEMENT ESTABLISHING PROTECTIVE COVENANTS
IN SILVER CLIFF HEIGHTS FILING[s] 1, 8, 9, 13, 14, 16, 17, 18, 19**

KNOW ALL MEN BY THESE PRESENTS: That:

WHEREAS, LDS, Inc. is the owner of certain real property located in the County of Custer, State of Colorado, described as Silver Cliff Heights, Filing[s] 1, 8, 9, 13, 14, 16, 17, 18, 19 and,

WHEREAS, the owner desires to place certain restrictions on said premises for the use and benefit of themselves and their grantees, in order to establish and maintain such premises as a protected community;

NOW, THEREFORE, for itself and its grantees, LDS, Inc., hereby publishes, acknowledges, declares, and agrees with, to and for the benefit of all persons who may hereafter purchase and from time to time hold and own any of the said tracts, that they own, and hold said above-described tracts subject to the following restrictions, covenants and conditions, all of which shall be deemed to run with the land and to inure to the benefit of and be binding upon the owners at any time of any of the said tracts, their heirs, personal representatives, successors and assigns, to-wit:

PART A. SPECIAL AGREEMENTS

1. **CLEARING OF TREES:** There shall be no removal of trees from any lot except that which must be removed in connection with construction on the property, landscaping or that which is consistent with good conservation practices.
2. **EASEMENTS:** Easements for installation and maintenance of utilities, drainage facilities, roadways, bridle paths, hiking trails and such other purposes incident to the development of the property are reserved as shown on the recorded plat. Such easements will be kept open and readily accessible for service and maintenance of utility and drainage facilities.
3. **NUISANCES:** Nothing shall be done or permitted on any tract which may be or become an annoyance or nuisance to the reasonable requirements of the neighborhood. No noxious or offensive activities shall be conducted upon any tract.
4. **RUBBISH AND REFUSE:** Rubbish, garbage or other waste shall be kept and disposed of in an orderly manner so that such materials shall not be visible to nor exposed to the owners of other tracts herein. No tract shall be used for dumping of trash, refuse, or waste.
5. **POLLUTION:** There shall be no discharge of chemicals or potentially toxic materials into the environment. Natural streams or bodies of water will not be polluted.
6. **PRESERVATION OF THE ENVIRONMENT:** There shall be no changes to the natural features of the property (includes existing plant cover, natural drainages, rough and rock strewn areas,

etc.), except for the purpose of building. Changes which will enhance soil, water and wildlife are permissible. Any changes which would alter the natural environment should be coordinated with the appropriate State or Federal Agency.

7. **PRESERVATION OF WILDLIFE:** Any changes which will improve the natural wildlife habitat are encouraged. On the other hand, there shall be no disturbance in any way of animals, birds or fishes which nest, den, or live upon the land or in the streams which are listed as rare or endangered species by the applicable State or Federal Agency. The application of sound wildlife management principles is earnestly solicited.

PART B. SPECIAL COVENANTS PERTAINING TO RE-SUBDIVISION

WHEREAS, all tracts in the present plat are in excess of 5 acres and it is the intention of LDS, Inc., that all owners be permitted the maximum freedom of use possible of their individual tracts which do not infringe on the rights of the other owners. It is understood, however, that some of the tracts may be re-subdivided at some future date and,

NOW, THEREFORE, The following covenants and restrictions shall apply to any tract or lots consisting of less than five acres.

1. **TEMPORARY RESIDENCES:** No structure of temporary character, trailer, basement, tent or accessory building shall be used on any tract as a residence, temporarily or permanently, provided, however, for such use and location during the construction phase of the permanent dwelling and for short periods for vacation camping and vacation use.
2. **LIVESTOCK AND POULTRY:** No animals, livestock, or poultry of any kind, shall be raised, bred, or kept on any lot, except horses, dogs, cats, or other pets may be kept provided they are not kept, bred, or maintained for any commercial purpose.
3. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
4. **COUNTY, STATE, OR FEDERAL REGULATIONS:** All County, State or Federal regulations pertaining to public health, welfare, and land use must be complied with.

PART C. GENERAL PROVISIONS

1. **TERMS OF COVENANTS:** Each of the covenants, restrictions, and reservations set forth herein shall continue to be binding for a period of ten years from the date of filing hereof in the Office of the Clerk and Recorder of Custer County, Colorado, and shall automatically be continued thereafter for successive periods of ten years each; provided, however, that the owners of seventy-five percent of the lots which are subject to these covenants may release all

or part of the land so restricted from any one or more of said restrictions, or may change or modify any one or more of said restrictions, by executing and acknowledging an appropriate agreement or agreements in writing for such purposes and filing the same in the Office of the County Clerk and Recorder of Custer County, Colorado, at least one year prior to the expiration of the first ten-year period, or one year prior to the expiration of any successive ten-year period thereafter.

2. Covenants 6 and 7 will remain in effect until the State or the County in which the property is located zones said property for a use incompatible with wildlife and wild recreational values.

3. ENFORCEMENT: Enforcement shall be by proceedings in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

4. SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

[signed]

[notarized]

RECEPTION NUMBERS

Filing 1 104448

Filing 8 106449

Filing 9 106450

Filing 13 106451 & 106001

Filing 14 106452 & 106002

Filing 16 106453

Filing 17 106454

Filing 18 106455

Filing 19 106456

