

68600 Hwy 69 - Westcliffe, CO 81252 - Custer County- NE MLS: 2517056 - SFB - Active - \$725,000

MLS #: 2517056 **File #:**
Status: Active **Status Changed:** 11/26/2024
List Price: **\$725,000** **Org. List Price:** \$725,000
Listing Type: For Sale **Property Type:** Single Family Building
Style: 2 story + basement **Zoning:** Rural residential
Subtype: CC&R's-No, Resale Home, HOA-No
HOA/Month: 0.00 -- Includes:



General Listing Information:

Beds: 4	Sq Ft Total: 4,036	Acres: 8.83
Full Baths: 2	Sq Ft Main: 3,152	Lot Sq Ft: 384,635
1/2 Baths: 0	Sq Ft Upstairs: 208	Lot Dim:
3/4 Baths: 1	Sq Ft Downstairs: 0	Frontage:
#CarGarage: 0		Depth:
Garage Sq. Ft.:	Sq Ft Other: 676	Yr Built: 1964
# Carport: 0	Sq Ft Unfinished: 0	Yr Remodeled: 2012
# Levels: 2 (2 above ground)	Sq Ft Source: Assessor	Total Rooms:
Finance Terms: Cash, Conv.	Bsmt Type: Partial Basement, Unfinished	Main Bdrm Lvl: Main

Floorplan & Room Dimensions:

Level	Name	Dims	Ceil.	Remarks	Level	Name	Dims	Ceil.	Remarks
Main	Bath Full	5.7x9.1			Main	Office	8.1x13.3		
Main	Bedroom	16.2x12.9			Main	Office	10.6x13.7		
Main	Dining	16.7x14.3			Upper	Bath Full	6.6x5		
Main	Great Room	25.5x12			Upper	Bedroom	11.4x13.8		
Main	Kitchen	10.3x14.3			Upper	Bedroom	11.9x13.8		
Main	Laundry	9.4x13.7			Upper	Bedroom	7.9x11.11		
Main	Living	26.2x20.9			Upper	Sitting	7.9x11.11		
Main	Mud	13.4x13.3							

Location Information:

Address: 68600 Hwy 69 - Westcliffe, CO 81252 **Elem. School:** Custer County
Area: Custer County- NE **Section:**
County: Custer **Range:** **Middle School:**
Subdivision: None **Township:** **Jr High School:**
Gate #: **Tax APN #:** 0010084953 **High School:**
Taxes Annual: \$2,449.08 **GPS:** N38° 14.641' W105° 33.99'
Legal Desc.: TRT IN SEC 8-21-73 DESC IN SURVEY #827 RECORDED 4/9/08 AS THE WAIVER PARCEL 38.24400860 -105.56649950
Directions: From Westcliffe, north on Highway 69 approximately 7 miles, property at SE corner of Hwy 69 and Reed Road.

Construction Information:

Exterior Constr: Concrete **Roof Type:** Metal **Foundation:**
Heating: Electric, Wood Burn. Stove **Air Cond.:**

Comments/Remarks: The Perfect Package with Huge Mountain Views!

Public Remarks: Discover the perfect blend of charm, functionality, and breathtaking beauty at this incredible property, ideally situated halfway between Westcliffe and Cotopaxi. Sitting proudly on the corner of Hwy 69 and Reed Rd., this 3,152 sq. ft. home has 4 bedrooms, 2 full baths, a cozy living room, and a family room perfect for gatherings. The open-concept kitchen/dining room (with an additional pantry) will seat many. This home has space for every lifestyle. Relax and stargaze on the inviting front porch as you soak in unforgettable Sangre de Cristo views. Country living meets convenience with paved highway access and amenities designed for both comfort and practicality. The 1,664 sq. ft. barn (built in 2012) is a standout feature, offering a workshop, ample storage, and two stalls with concrete floors and mats - perfect for horses, livestock, or your next creative project. Three additional outbuildings provide even more versatility. Recent upgrades include a new gas range and an on-demand water heater. Westcliffe's famous Dark Skies promises mesmerizing starry nights. Whether you envision homesteading, farm life, or simply a serene mountain retreat, this property is your gateway to it all

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, Fenced- Partial, Garden Area, Horse Property, Out Buildings, Patio- Covered, Trees, View of Mountains, Work Shop
Features Int.: Flooring: Laminate/Vinyl, Wood Burning Stove
Appliances: Oven/Range, Refrigerator, Water Heater

Listed By: Kimberly Powers - Summit & Main Realty Group

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



MLS #: 2517056 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**



CUSTER COUNTY PERMIT FOR INSTALLATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

100-84-953

S13032201

Issue Date: 3/22/2013

Eli and Arlene Miller
68600 Hwy 69
Westcliffe, CO 81252
(719) 783-9121

Septic Contractor: **Bennie Koch** Perc done by: **Kit Shy** Perc Date: **3/20/2013** Applicant: **Owner**

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

Property Address: **68600 Hwy 69**

Legal: **Tract in Sec 8-21-73 desc in survey #827 recorded 4/9/08 as the "Waiver Parcel"**

Lot size: **8.83 acres** Number of people: **8** Number of bedrooms: **4** Tank Size: **1500**

Garbage Disposal: **No** Clothes washer and/or dishwasher: **Yes**

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

Conditions: Depth to bedrock: **>96"** Depth to water: **>96"** Slope: **1-10%**

Hole #1: **13.74** Hole #2: **13.59** Hole #3: **15.26**

Leach field size if pipe and gravel: **949.49 sq ft**

Number of chambers required, if used (round up for .20 or more):

Infiltrators - Bed	36.75	Infiltrators - Trench	30.63
Bio 3 - Bed	52.75	Bio 3 - Trench	34.40
Quick 4 Standard - Bed	61.92	Quick 4 Standard - Trench	48.10
Quick 4 Low Profile - Bed	56.97	Quick 4 Low Profile - Trench	47.47
Quick 4 EQ36 - Bed	89.02	Quick 4 EQ36 - Trench	52.34
Arc 36 - Bed	46.89	Arc 36 - Trench	37.60

Comments:

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

Kit Shy
Licensed Contractor / Homeowner

3-29-13
Date

Inspected on: 3/29/13

By: JSH

Amount use tax paid: None

Date:

Elizabeth J. French
Zoning Office / Inspector

Final approval date: 3/29/13



Septic Inspection

Date: 3-29-13

Property Owner(s): **Eli and Arlene Miller**

Inspected By: JSH

Property Address: **68600 Hwy 69**

Legal: **Tract in Sec 8-21-73 desc in survey #827 recorded 4/9/08 as the "Waiver Parcel"**

Septic Contractor: **Bennie Koch**

Schedule #: **100-84-953**

Permit Number: **S13032201**

Distance of Pipe from House to Tank: 27'

Number of cleanouts needed (50 feet): 1 @ 27'

Check slope (1/2 inch per 2 feet for last 10 feet before tank): _____

Type of pipe (schedule number): Sch 40

Building Sewer extended to foundation: yes

Tank size: 1500 Is tank level?: ok

Check tees or baffles on tank: Inlet ok Outlet ok

Check seals on pipes entering tank: Inlet ok Outlet ok

Check for cracks in tank: ok Date on tank: 3-26-13

Distance of pipe from tank to leach field: 25' Check for slope: ok

Check for level distribution field: _____ Type of pipe (schedule number) Sch 40

Type of leach field: 2 unit 4 Number, if chambers: 23 + 24 = 48

Type of baffle used (per installer): plastic

Check for screws on chamber connections: ok

Configuration: Trench or Bed Check for level: ok

Depth: 2 1/2 Check distance between trenches (6 feet minimum): ok

Distance from well to tank: 100' Distance from well to leach field: 100'

Distance from leach field to any irrigation ditch or creek: _____

(Minimums: Cistern - 25'; property line - 10'; water course - 50'; dry gulch - 25')

Additional comments: _____



Septic Inspection

Property Owner(s): **Eli and Arlene Miller**

Date: _____

Property Address: **68600 Hwy 69**

Inspected By: _____

Legal: **Tract in Sec 8-21-73 desc in survey #827 recorded 4/9/08 as the "Waiver Parcel"**

modification

Septic Contractor: **Bennie Koch**

Schedule #: **100-84-953**

Permit Number: **S17062004**

Distance of Pipe from House to Tank: _____
Distance DBL Cleanouts: 2-3 _____
Number of cleanouts needed (50 feet): _____
Check slope (1/2 inch per 2 feet for last 10 feet before tank): yes _____
Type of pipe (schedule number): Sch 40 _____
Building Sewer extended to foundation: yes _____

Tank size: _____ Is tank level?: _____
Check: Inlet _____ Outlet _____
Check for cracks in tank: _____ Date on tank: _____

Distance of pipe from tank to leach field: _____ Check for slope: _____
Check for level distribution field: _____ Type of pipe (schedule number) _____

Type of leach field: _____ Number, if chambers: _____
Check for screws on chamber connections: _____
Configuration: Trench or Bed (Max 12' wide, 4' deep) Check for level: _____
Depth: _____ Check distance between trenches (4 feet minimum): _____

Distance from well to tank: _____ Distance from well to leach field: _____
(50 feet minimum) (100 feet minimum)
Distance from leach field to any irrigation ditch or creek: _____
(Minimums: Cistern - 25'; property line - 10'; water course - 50'; dry gulch - 25')

Additional comments: _____



