

Yellow Bird Rd, Rye

\$225,000

Capture Colorado
Mountain Properties, llc.
CaptureColorado.com



Twisted Cedar Ranch

3 Bed, 2 Bath, 2,752 Sqft.
35.1 Acres, 4+ Car Garage

Twisted Cedar Ranch at Ghost River. Features 35 private acres contiguous to 640 acre state section with only private access. Classic, Quality-Built Barndominium is approx. 70% finished. All framing is in place for 3 bed, 2 bath, wide open living, family, office and massive kitchen. 2X6 exterior framing with metal studs for the interior. Impressive master suite is set up for double sinks, soaker tub and walk-in shower while the sprawling master closet awaits your preferences. Mud/laundry room has plenty of space for counters and shelving. It is also set up for a deep sink and even a doggy shower! Vaulted ceilings reach from 12 to 22 feet! Shop is huge -25X50 feet. High producing well, septic, plumbing and electric are all in place and successfully inspected. The HARD work is done!

This amazing home and shop combo is a blank canvas waiting for you!

Call **Gunny Pagnotta** at **719-568-3842**
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