

Patti Drive, Rye

\$325,000

Capture Colorado
Mountain Properties, llc.
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3 Bed, 2 Bath, 1,632 Sqft.
0.58 Acres

Sunrise on Patti Drive!! Perfect location, location just a minute or two outside of the mountain town of Rye, but only 35 minutes to Pueblo for all amenities! Bright and airy... the home is perched at the top of Patti Drive where the normal traffic pattern is... no traffic. This 3 bed 2 bath home with 10X20 balcony overlooking the eastern plains promises unlimited amazing sunrises! Or, you can enjoy the privacy of your own hot tub below the balcony. Two bedrooms and a full bath upstairs with kitchen/dining combo and a "just right" living space! Downstairs you will find a cozy family room with the warmth of the woodstove, which provides most of the heating for the home. Massive master suite enjoys that same warmth in the winter and stays nice and cool in the summer. The walkout basement is just a step or two from the hot tub and the large yard includes anew 10X20 shed. Mountain Views are wonderful as well from the fully fenced .58 acre parcel.

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