

# Patti Drive, Rye

## \$310,000

Capture Colorado  
Mountain Properties, llc.  
CaptureColorado.com



*Creekside Home*

**5 Bed, 3 Bath, 2 Car Detached,  
3,400± Sqft. 1+ Acres.**

Creekside in Rye! UPSIZE or get out of the city! On a quiet, sunny street just outside the foothills town of Rye, is a 4 bed 3 bath family home with potential for additional bedroom not to mention huge recreation room, indoor workshop, storage room, two woodstoves, pellet stove, two wells and a two car garage! This home has it all on over an 1 acre of incredible mountain property with Graneros Creek frontage!! Your own nature trail awaits....wildlife, wild flowers, and fruit trees abound. Home and garage roof replaced two years ago. There is a large (32X8) back deck overlooking the woods and creek - perfect for grilling! All this (nearly 3,400 square feet of living space) and more for the incredible price of \$310, 000 Must See this incredible home and location

**Call Gunny Pagnotta at 719-568-3842  
GPagnotta1969@gmail.com**

