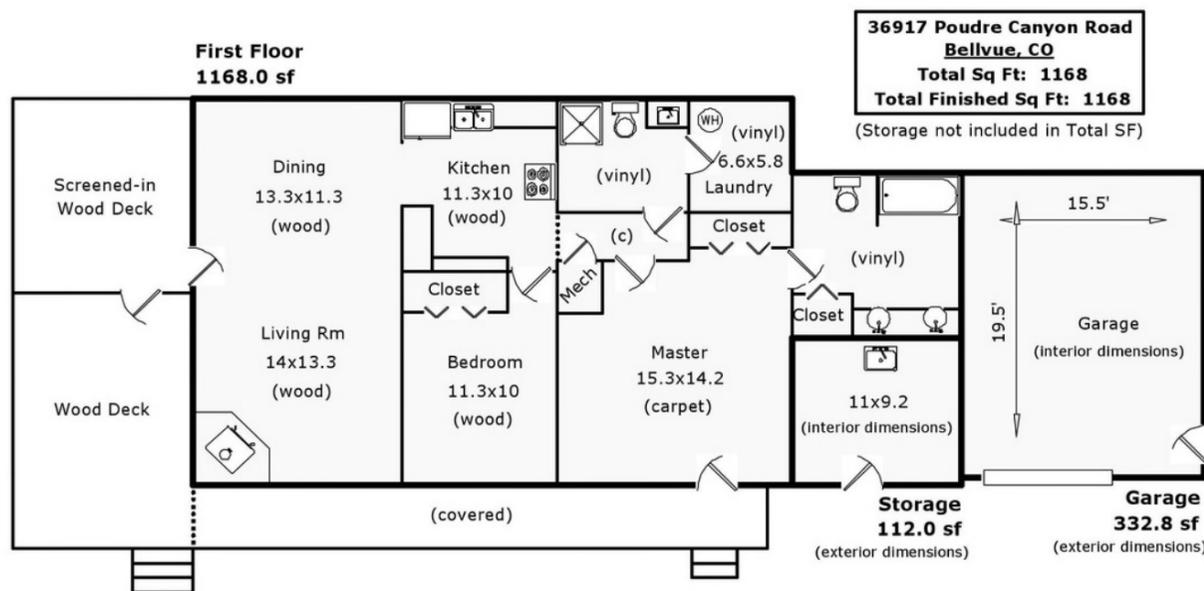


Lot Size ..... 211,702  
 Approx Acres ..... 4.868  
 Electric ..... PVREA  
 Water ..... Well  
 Gas ..... Propane  
 Taxes/Yr ..... \$1,660  
 Bedrooms ..... 2  
 Bathrooms ..... 2  
 Style ..... Ranch  
 Garage .... Attached 1-Car  
 Construction . Wood/Frame  
 Floors . Wood, Carpet, Vinyl  
 Heating . Forced Air, Wood  
 Stove  
 Cooling ..... Ceiling Fan

All Window Coverings and Treatments  
 currently installed, Gas Range/Oven,  
 Built-in Microwave, Counter  
 Microwave, Refrigerator, Dishwasher,  
 Clothes Washer, Clothes Dryer, some  
 Furniture and Décor as marked/listed.

Schools  
 Elementary ..... Cache La  
 Poudre  
 Middle/Jr. Cache La Poudre  
 High School ..... Poudre  
 District ..... Poudre

*On 4.86 acres!*



*A river runs through it!*

36917 Poudre Canyon Road  
Bellvue

**\$350,000**



**Shelly Goldrich**  
 Broker/Partner  
 970-219-1348 Cell  
 970-377-6016 Direct  
 sgoldrich@thegroupinc.com



Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com.





*Colorado Retreat*

Whether you are looking for year-round living or a second home, this cabin on the Poudre River is the perfect Colorado retreat. On 4.86 acres and with over 400 ft of river frontage. You can relax to the sounds of the water and mountain breezes

from the screened-in porch, or enjoy an afternoon of fishing in your backyard. Home offers privacy with easy access of Hwy 14. Bring the RVs, there are 2 serviceable hook-ups. All appliances and much of the furniture is included.