

MLS #: S170435A (Active) List Price: \$22,500

2058 W Las Flores Dr Pueblo West, CO 81007



Total Acres: 1.01  
Acreage Range: 1-2.99 Acres  
Acreage Source: Court House  
Possible Use: Single Family

Sub Area: Pueblo West Acreage  
Area: Outlying  
School District: 70  
Taxes: 648.00  
Prior Tax Year: 2016

Legal Description: LOT 8 BLK 13 TR 301 PUEBLO WEST

Parcel Number: 701007014

Parcel #-2:

Lot: 8 Block: 13 Tract/Filing/Unit: 301

Deed Provided: General

Water Rights: No

Description:

Frontage:

Lot Faces: North

Zoning: A-3

Irregular Lot Size: Yes

Lot Dimensions:

Lot SqFt: 43996

POA Fees:

HOA Dues:

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Variable Commission: No

Comm BA %: 5

Comm TB %: 4

Possession: Day of Closing

Earnest Money Required: 500

Earnest Money To: Land Title

Terms: Cash, Conventional

Showing Instructions: None

Ownership: Seller

Topography/Lot Description: Slight Slope, Wooded Lot, Horse Property, View, Mountain View, Irregular

Access: Paved, Town/City

Water Company: P W Metro

Water: City Water

Sewer: None

Electric Co: San Isabel

Electric:

Gas Company: CO Nat Gas

Gas: Natural Gas-Available

Crops: None

Irrigation: None

Extras: None

Curbs/Gutters: No

Curbs & Gutters: No Curbs, No Gutters

Structures: No

Marquee: No

Mineral Rights: No

Grazing Rights: No

**Public Remarks:** Living on this lot would be like living in a quiet, peaceful park. Walking through the property one hears nothing but the birds singing in the trees. There are dozens of gnarly old cedar trees with incredible character. The street is paved but is traveled by only a few local cars each day. When you arrive near the back of the property you are surprised to see a great view of the Wet Mountains and Greenhorn Mountain. That is where I would build my home if I owned this lot. This lot is on the rolling hills on the west side of Turkey Creek which I believe to be one of the more picturesque areas of Pueblo West. The lot has easy access to Pueblo. It also has easy access to Canon City and Florence by going out Swallows Rd. Come, take a look. You will like what you see.

**Directions:** US Highway 50 to West McCulloch Exit, Take West McCulloch about 3.2 mi to Tejon Ave., Rt 1.1 mi to Hidalgo Dr, Rt .1 mi to Las Flores Dr., Lt .1 mi to Cool Colorado Homes Sign.

**MLS/Agent Only Remarks:**

List Date: 11/2/2017

Days On Market: 12

Contract Date:

Orig LP: \$22,500

Internet: Yes

DsplyAddr: Yes

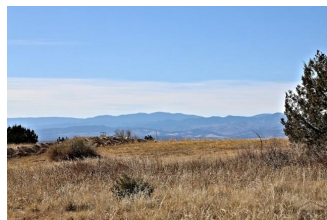
AllowAVM: No

AllowCmmts: No

Photo: Provided

Limited Service: No

Limited Service Provides:



**Listing Office:** Cool Colorado Homes, Inc. (#:893)

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Information Herein Deemed Reliable but Not Guaranteed

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