

MLS #: R111295A (Active) List Price: \$1,000,000

16561 Hwy 165 Rye, CO 81069



**BEDROOMS:** 5  
**BATHS:** 4  
**GARAGE/CARPORT:** 2 Car Garage Attached  
**BASEMENT/SUBSTRUCTURE:** Full Basement, Completely Finished, Poured Concrete  
**STYLE:** Ranch  
**ABOVE GRADE SQFT:** 2080  
**SQFT SOURCE:** Agent Measured  
**APX YEAR BUILT:** 1993  
**# FIREPLACES:** 2  
**FIREPLACE:** Family Room, Living Room, Basement  
**PRICE PER SQFT:** \$480.77

**UNIT #:**  
**SUB AREA:** Rye  
**AREA:** Southwest County  
**SCHOOL DISTRICT:** 70  
**TAXES:** 3565  
**PRIOR TAX YEAR:** 6  
**ENERGY RATING:** None  
**PROPERTY DISCLOSURE AVAIL:** Yes  
**PROVIDE PROPERTY DISC:** Yes  
**LEAD BASED PAINT DISCLOSURE:** Built after Jan 1, 1978  
**HOW BUILT:** Site Built  
**FACTORY BUILT TYPE:**

**LEGAL DESCRIPTION:** PART OF PARCEL 0010206953 LENGTHY LEGAL DESCRIPTION IN BROKER OFFICE  
**PARCEL NUMBER:** 0010206953 **DEED PROVIDED:** General **WARRANTY PROGRAM:** Not Offered

**TOTAL ACRES:** 10 **WATER RIGHTS:** Yes **ZONING:** AGR  
**IRREGULAR LOT SIZE:** Yes **LOT DIMENSIONS:** **LOT SQFT:** 435600  
**HOA:** **HOA DUES:** **HOA INCLUDES:** None  
**ASSOCIATION AMENITIES:** None

**APX UPPER SQFT:** 0 **APX MAIN SQFT:** 2080 **APX LOWER SQFT:** 0 **APX BSMT SQFT:** 1760 **APX TOTAL GROSS SQFT:** 3840  
**FINISHED UPPER** **FINISHED MAIN SQFT:** **FINISHED LOWER** **FINISHED BSMT SQFT:** **APX TOTAL SQFT FINISHED:**  
**SQFT:** 0 2080 **SQFT:** 0 1760 3840

	BD-U: 0	BD-M: 4	BD-L: 0	BD-B: 1	FB-U: 0	FB-M: 2	FB-L: 0	FB-B: 0
5PB-U: 0	5PB-M: 0	5PB-L: 0	5PB-B: 0	3QBT-U: 0	3QBT-M: 0	3QBT-L: 0	3QBT-B: 1	
HBT-U: 0	HBT-M: 1	HBT-L: 0	HBT-B: 0	QBT-U: 0	QBT-M: 0	QBT-L: 0	QBT-B: 0	
	Level:	ApX Size:	Conforming:	Flooring:	Bath Type:	Eating Space:	Formal/Combo:	Location:
Master Bdrm:	M	18X16	Yes	Carpet	F			
Bedroom 2:	M	15X12	Yes	Carpet	F			
Bedroom 3:	M	13.5X11	Yes	Carpet	0			
Bedroom 4:	M	18.5X12	Yes	Carpet	0			
Bedroom 5:	B	18X13.5	Yes	Carpet	T			
Kitchen:	M	15.5X23.5		Tile		Yes		
Dining Rm:								
Laundry Rm:				Vinyl				Basement
Living Rm:	M	26X13.5		Wood				
Family Rm:	B	26X18		Carpet				
Other Rm:								
Other Rm:								
Other Rm:								

**DOCUMENTS ON FILE:** Water Rights  
**VARIABLE COMMISSION:** No  
**EARNEST MONEY REQUIRED:** 50000  
**OCCUPANCY:** Owner  
**TERMS:** Cash, Conventional, VA, FHA  
**CONSTRUCTION:** Stone Veneer, Log  
**ROOF:** Composition  
**HEATING:** Wood/Coal, Baseboard  
**COOLING:** None  
**WATER HEATER:** Electric  
**ELECTRIC COMPANY:** Other  
**SEWER TYPE:** Septic  
**WATER COMPANY:** Other  
**WATER:** Well-Private, Well-Shared

**COMM BA %:** 3 **COMM TB %:** 3 **POSSESSION:** DAY OF CLOSE  
**EARNEST MONEY TO:** SECURITY  
**SHOWING INSTRUCTIONS:** Appointment Only

**INTERIOR FEATURES:** Hardwood Floors, Tile Floors, Window Coverings, Jetted Tub, Ceiling Fan(s), Vaulted Ceiling(s), Smoke Detector, Garage Door Opener, Walk-In Closet(s), Walk-in Shower  
**APPLIANCES:** Dishwasher, Garbage Disposal, Refrigerator, Electric Range Oven, Microwave Built-in, Range Hood  
**PLUMBING:** Copper Plumbing, Plastic Plumbing  
**OTHER ROOMS:** Workshop, Family Room, Main Level/Master Bedroom  
**EXTERIOR FEATURES:** Unpaved Street, Horses Allowed, RV Parking, Hot Tub-Free Standing, Irregular Lot  
**WINDOWS:** Double Pane  
**LANDSCAPING:** Wood Fence-Rear, Rock-Front, Rock-Rear, Trees-Front, Trees-Rear, Garden Area-Rear  
**PATIO/DECK:** Porch-Open-Front, Porch-Covered-Rear, Deck-Open-Rear, Deck-Side, Gazebo  
**IRRIGATION:** Well, Water Rights

**PUBLIC REMARKS:** MOUNTAIN LUXURY HOME ON APPRX 10 AC WITHIN CAMPGROUND THAT BORDERS SAN ISABEL NATL FOREST. IDEALLY LOCATED OFF ST HWY 165 WHICH IS OPEN YEAR ROUND. THIS FINE PROPERTY OFFERS EVERYTHING A MOUNTAIN LUXURY HOME OWNER SEEKS AT AN ASKING PRICE SIGNIFICANTLY BELOW COMPARABLE PROPERTIES IN OTHER PARTS OF THE ROCKIES.

**DIRECTIONS:** North on St Hwy 165 from Town of Rye approximately 12 miles. To reach property exit at Aspen Acres Campground

and drive through campground to property up the hill toward San Isabel Natl Forest. Home is visible after turning off Hwy 165

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**MLS/AGENT ONLY REMARKS:** This property is located within a 30AC commercial campground. Campground and this home are owned by same owner. Access to home via campground road of this property will be properly recorded as an access easement at time of sale.

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**LIST DATE:** 8/15/2007

**DAYS ON MARKET:** 232

**CONTRACT DATE:**

**ORIGINAL LIST PRICE:** \$1,000,000

**INTERNET:** Yes

**PHOTO:** Provided

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**LIMITED SERVICE:** No

**LIMITED SERVICE PROVIDES:**

**OFFICE NAME:** 345 REALTY, INC (#:541)

**LISTING AGENT:** ADDISON JOHNSTON (#:1276)

**PHONE:** (719) 248-8585

**AGENT EMAIL:** AJ345@COMCAST.NET

**FAX:** (719) 213-2519

**PHONE:** (719) 248-8585

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Information Herein Deemed Reliable but Not Guaranteed

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