

129 CO RD 155 - Westcliffe, CO 81252 - Custer County- SW MLS: 2516602 - SFB - Active - \$1,600,000

MLS #: 2516602 **File #:**
Status: Active **Status Changed:** 02/08/2024
List Price: **\$1,600,000** **Org. List Price:** \$1,600,000
Listing Type: For Sale **Property Type:** Single Family Building
Style: 2 story + basement **Zoning:** Rural residential
Subtype: Site Built, New Home, HOA-No
HOA/Month: 0.00 -- Includes:



General Listing Information:

Beds: 5	Sq Ft Total: 4,960	Acres: 35.53
Full Baths: 3	Sq Ft Main: 2,107	Lot Sq Ft: 1,547,687
1/2 Baths: 0	Sq Ft Upstairs: 746	Lot Dim:
3/4 Baths: 1	Sq Ft Downstairs: 2,107	Frontage:
# Garage: 4 Detached, Heated, Metal Building	Depth:	Yr Built: 2019
Garage Sq. Ft.: 768	Sq Ft Other: 0	Yr Remodeled:
# Carport: 0	Sq Ft Unfinished: 0	Total Rooms: 20
# Levels: 3 (2 above ground)	Sq Ft Source: Appraisal	Main Bdrm Lvl: Main
Finance Terms: Cash, Conv.	Bsmt Type: Full Basement, Walkout Basement,	

Floorplan & Room Dimensions:

Level	Name	Dims	Ceil.	Remarks	Level	Name	Dims	Ceil.	Remarks
Main	Bath 3/4	9.2x8.7			Lower	Bedroom	11.1x15.0		
Main	Bath Full	11.1x8.9			Lower	Family	44.11x24.3		
Main	Dining	23.7x19.2			Lower	Kitchen	11.9x9.8		
Main	Kitchen	12.4x19.2			Lower	Office	11.2x14.11		
Main	Laundry	9.6x12.9			Lower	Storage	9.1x14.7		
Main	Living	20.2x16.2			Lower	Storage	8.3x11.8		
Main	Main Bedroom	13.2x15.6			Upper	Bath Full	8.2x6.11		
Main	Mud	12.11x14.2			Upper	Bedroom	9.1x7.8		
Main	Office	9.7x13.11			Upper	Bedroom	11.1x15.7		
Lower	Bath Full	8.7x9.11			Upper	Sitting	19.5x14.8		
Lower	Bedroom	12.7x14.9							

Location Information:

Address: 129 CO RD 155 - Westcliffe, CO 81252 **Elem. School:** Custer County
Area: Custer County- SW **Section:** **Middle School:** Custer County
County: Custer **Range:** **Jr High School:** Custer County
Subdivision: None **Township:** **High School:** Custer County
Gate #: **Tax APN #:** 0010037354 **GPS:** N38° 7.239' W105° 33.465'
Legal Desc.: LENGTHY - SEE DOCS **Taxes Annual:** \$7,442.26 **GPS:** 38.12065040 -105.55775170
Directions: From Westcliffe, S on Hwy 69 to right (west) on Hermit Rd, 2.9 miles to left (south) on Kettle Lane/CR 137, 1 mile to right on CR 150/Muddy Rd, 2.2 miles to right on CR 155/Cortez Rd. Property is on the corner of CR 150 and 155. Driveway on CR 155, sign.

Construction Information:

Exterior Constr: Siding-Metal, Stone **Roof Type:** Metal **Foundation:**
Heating: Radiant in Floor **Air Cond.:** None

Comments/Remarks: West Side Ranch, Live Water, Two Barns

Public Remarks: Located off Muddy Road in an ideal West Side location is this one-owner, 2019 built, 4960-sq.-ft. home with dreamy Sangre de Cristo Mountain views from every inch of the property! This fenced and cross-fenced property presents with Middle Taylor Creek running through, an ample lawn surrounding the house and play area, and 2.5 stories of open concept living, complete with separate living quarters and a kitchen on the lower level. Five bedrooms, an office, laundry, a large mud room, and four bathrooms have you ready for family and friends. The main level presents an open-concept living, dining, and kitchen, cathedral ceilings, and floor-to-ceiling windows for views of the majestic, snow-covered Sangres. Elk cross the land, which has two fenced pastures as well as a front paddock near the horse barn. An additional barn sits to the southeast of the home, with ample windows, concrete floors, and in-floor radiant heat. A small bunkhouse with separate septic is on one end of the horse barn. This home is solar-powered and has been wired by Hough Electric for electricity. Not all appliances will stay. The creek is year-round.

Utilities Services:

Utilities: Legal Access: Yes, Phone: Cell Service, Power Source: Solar, Power: See Remarks, Propane: Hooked-up, Septic: Has Tank, Water: Private Well (Drilled)

Features:

Features Prop.: Access- All Year, Borders River/Stream, Corner Lot, Deck(s), Fenced- Partial, Horse Property, Landscape- Partial, Lawn, Live Water, Out Buildings, Patio- Covered, Patio- Uncovered, Porch, Trees, View of Mountains, Work Shop
Features Int.: Flooring: Wood (Veener/Other), Vaulted Ceilings, Walk-in Closets
Appliances: Dishwasher, Oven/Range



MLS #: 2516602 continued...

Listed By: Kimberly Powers - Summit & Main Realty Group

If you have any questions or would like more information about this listing or any other listings in the MLS, please contact:

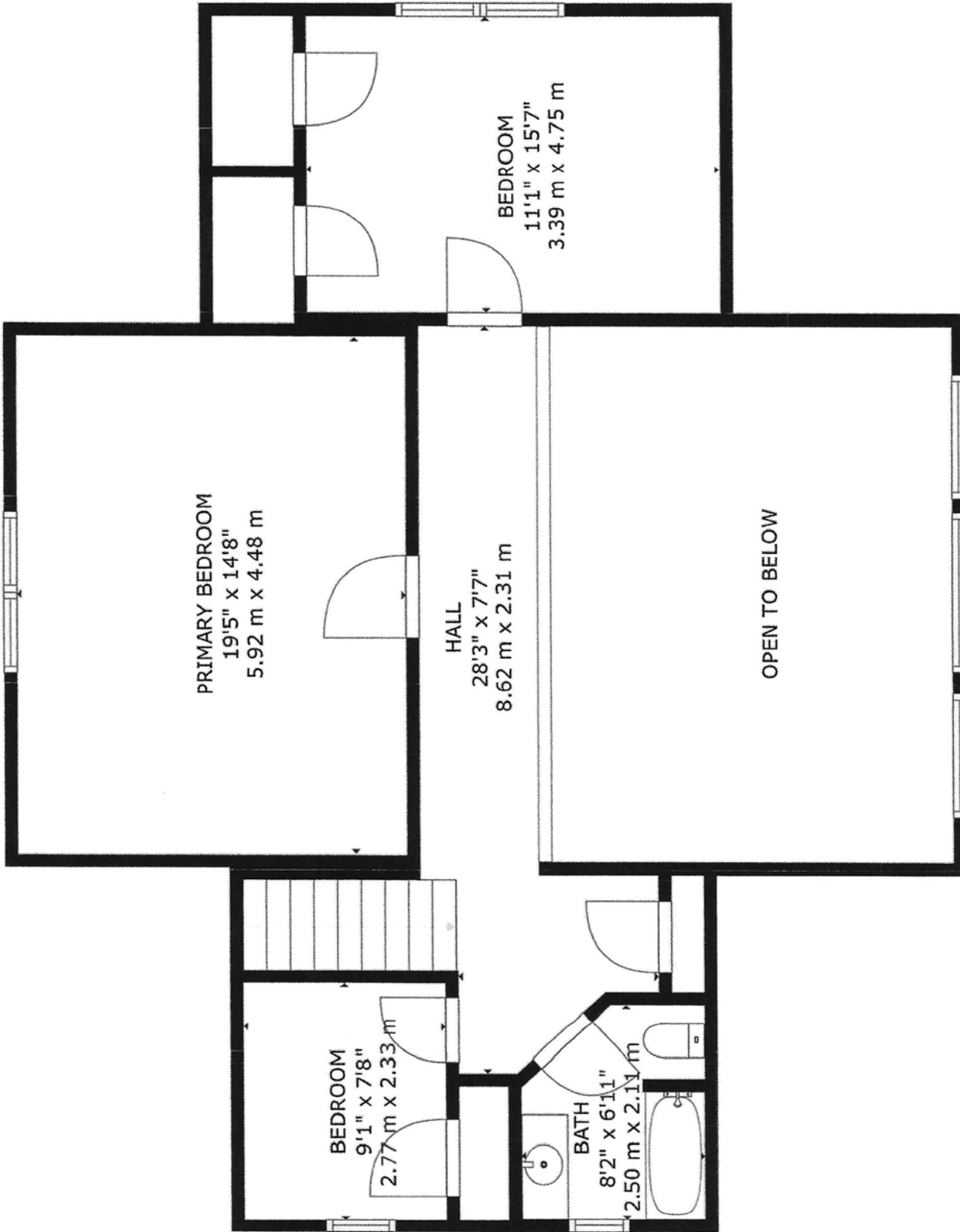


Summit & Main Realty Group
95 Main Street Suite A, PO Box 867
Westcliffe, CO 81252

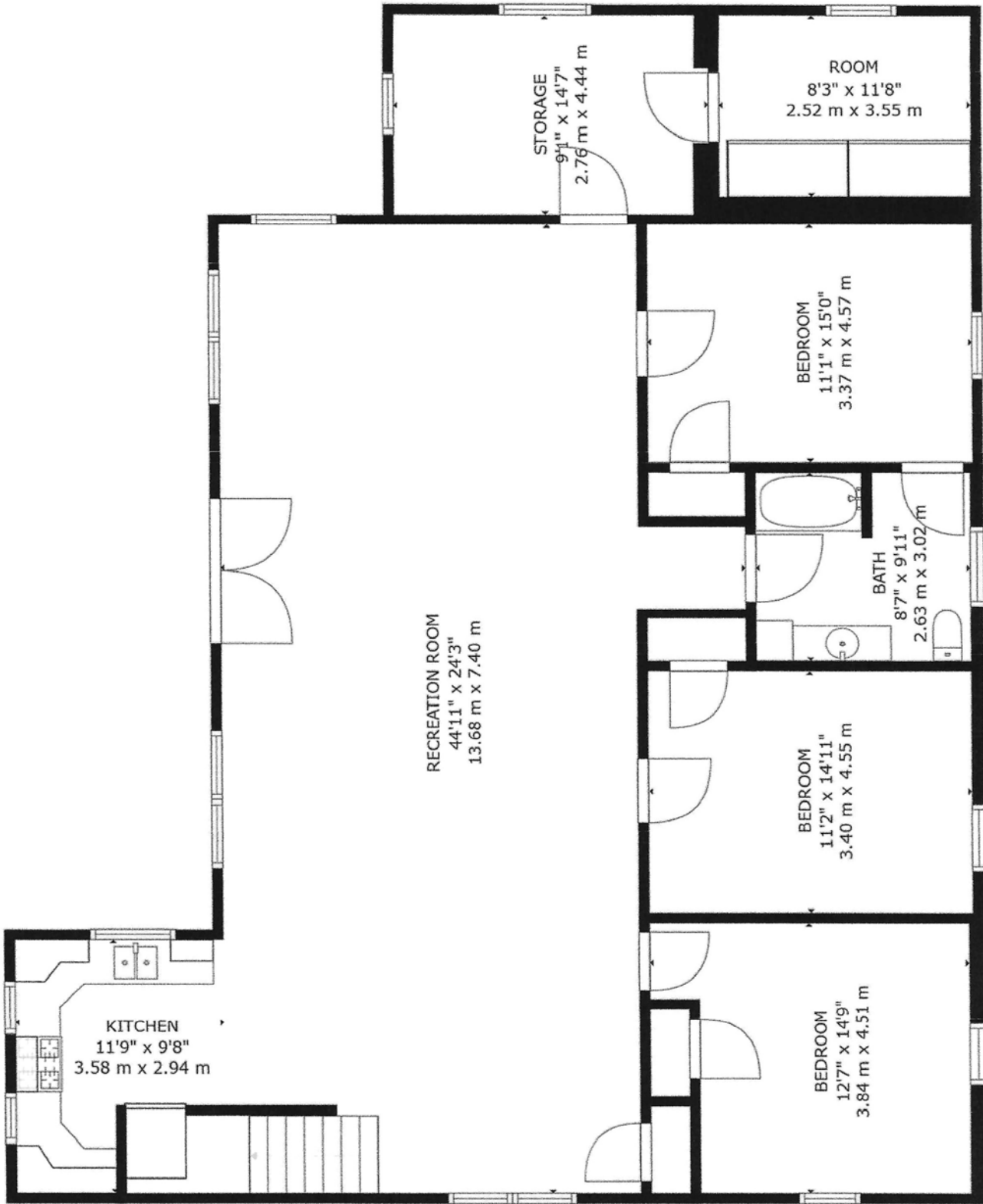
Office: (719) 792-9108
www.summitandmain.com



GROSS INTERNAL AREA
 FLOOR 1: 1925 sq. ft., 179 m², FLOOR 2: 2015 sq. ft., 187 m²
 FLOOR 3: 862 sq. ft., 80 m², EXCLUDED AREAS:
 BALCONY: 487 sq. ft., 45 m²
 TOTAL: 4803 sq. ft., 446 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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CUSTER COUNTY PERMIT FOR INSTALLATION OF ON-SITE WASTEWATER TREATMENT SYSTEM

100-37-354

S19062421

Issue Date: 6/24/2019

Aden Jr & Edna Yutzy
198 Grange Hall Rd
West Union, OH 45693
(937) 544-7388

Design Engineer: **Thomas Grethel**
AG Engineering
P. O. Box 369 429 Main Street
Florence, CO 81226

Septic Contractor: **Jesse Gipe** Soil done by: **Jason Coleman** Soil Date: 6/17/2019 Applicant: **Owner**

Permit Type: **Installation** System Type: **Engineer Design**

Property Address: **129 County Road 155**

Legal: **PARCEL IN SEC 21, T22S, R73 W AS DESC IN SURVEY #861 (AKA PARCEL A HOOD PARCELS)**

Lot size: **35.530 acres** Number of people: **10** Number of bedrooms: **5** Tank Size: **1500**

This septic will serve a **Dwelling** Water: **Private Well**

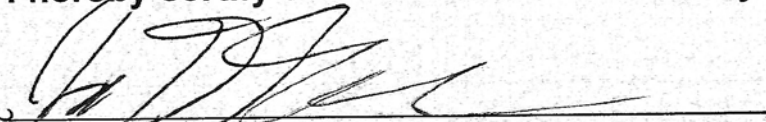
Conditions: Depth to bedrock: **>96"** Depth to water: **>96"** Slope:

Soil Type: **2** Treatment Level: **1** Effluent Application Method: **Gravity**

Nbr Quick 4s: **73**

Comments:


I hereby certify that I have installed this system as designed:

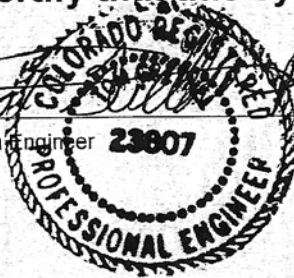


Licensed Contractor

9-5-19
Date

I hereby certify that this system was installed as designed:




Design Engineer **23807**
Seal 

9/19/2019
Date

Amount use tax paid: None

Date: _____



Zoning Office / Inspector

Final approval date: 9-23-19



Septic Inspection

Property Owner(s): **Aden Jr & Edna Yutz**

Date: 9-5-19

Property Address: **129 County Road 155**

Inspected By: JSH

Legal: **PARCEL IN SEC 21, T22S, R73 W AS DESC IN SURVEY #861 (AKA PARCEL A HOOD PARCELS)**

Septic Contractor: **Jesse Gipe**

Schedule #: **100-37-354**

Permit Number: **S19062421**

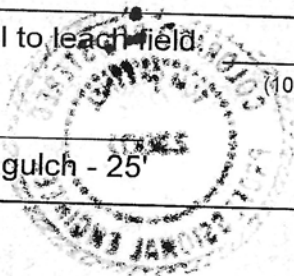
Distance of Pipe from House to Tank: 108'
Distance DBL Cleanouts: 16' - Deck
Number of cleanouts needed (50 feet): na
Check slope (1/2 inch per 2 feet for last 10 feet before tank): OK
Type of pipe (schedule number): Sch 40
Building Sewer extended to foundation: yes

Tank size: 1500 BRM Is tank level?: OK
Check: Inlet OK Outlet OK
Check for cracks in tank: OK Date on tank: 6-9-18/17

Distance of pipe from tank to leach field: 102' Check for slope: OK
Check for level distribution field: OK Type of pipe (schedule number) Sch 40

Type of leach field: Box 4 Number, if chambers: 18+18+18+19 = 73
Check for screws on chamber connections: OK
Configuration: Trench or Bed (Max 12' wide, 4' deep) Check for level: OK
Depth: _____ Check distance between trenches (4 feet minimum): _____

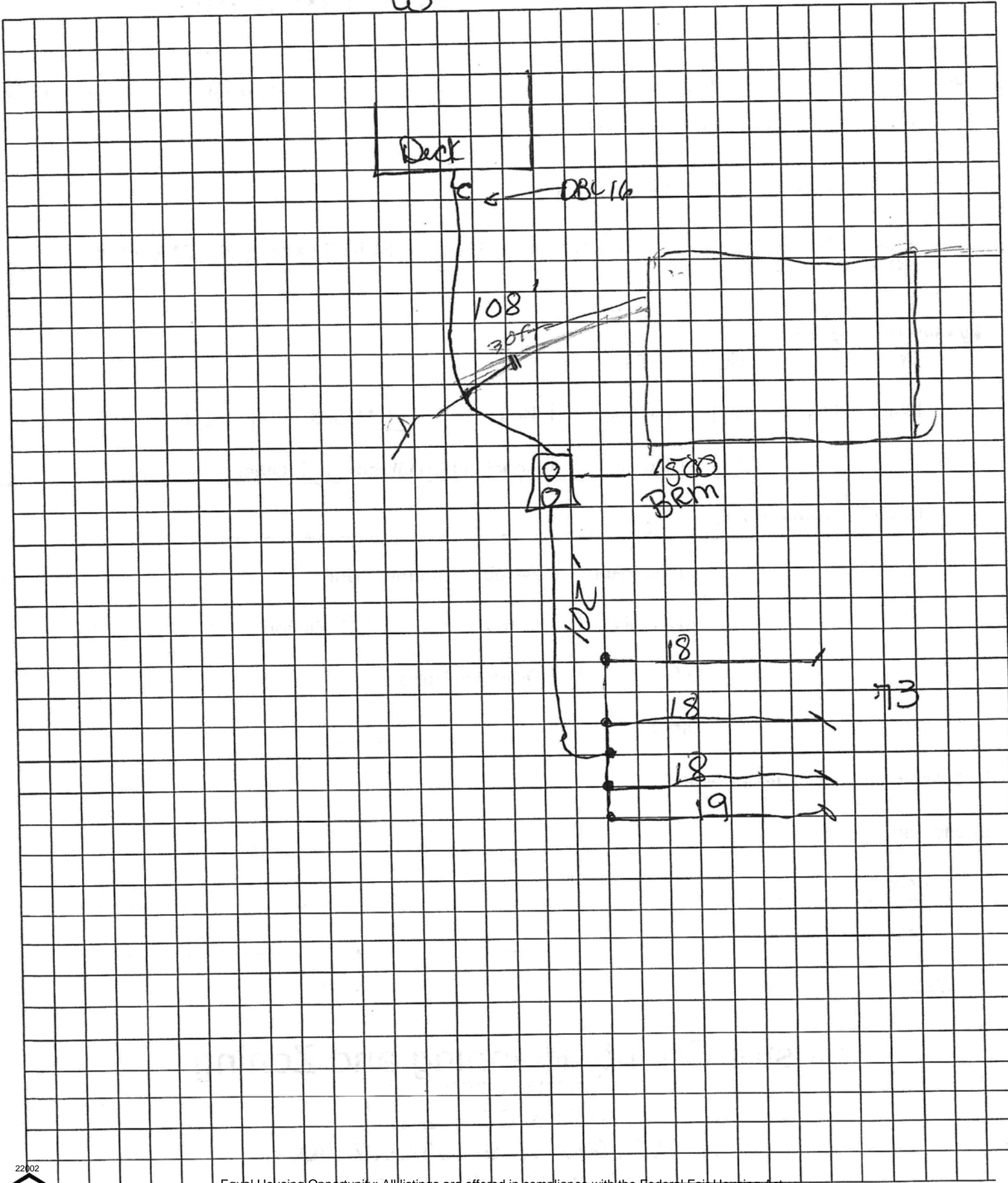
Distance from well to tank: _____ (50 feet minimum)
Distance from well to leach field: _____ (100 feet minimum)
Distance from leach field to any irrigation ditch or creek: _____
(Minimums: Cistern - 25'; property line - 10'; water course - 50'; dry gulch - 25')



Additional comments: _____



W



Property Owner's Septic Information

Issue Date: **6/24/2019**

Permit number: **S19062421**

Schedule number: **100-37-354**

Issued to: **Aden Jr & Edna Yutzky**

Property Address: **129 County Road 155**

Legal: **PARCEL IN SEC 21, T22S, R73 W AS DESC IN SURVEY #861 (AKA PARCEL A HOOD PARCELS)**

System Description:

Septic tank size (gallons): **1500**

Drainfield type: Trenches Bed Mound LLP
 At-Grade Leaching Chambers Other: _____

Drainfield Dimensions: _____

Accessories: Outlet Filter Aerobic Treatment Unit
 Sand Filter Pump Siphon
 D-Box Diversion Valve
 Other: _____

Installing Contractor: **Jesse Gipe**

Septic Tank Pumper: _____

Address: _____

Telephone: _____

Provided by:

Custer County Planning and Zoning

P.O.Box 203

Westcliffe, CO 81252

(719) 783-2669 (719) 783-9907 FAX

www.CusterCountyGov.com



Equal Housing Opportunity. All listings are offered in compliance with the Federal Fair Housing Act. The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.



CUSTER COUNTY PERMIT FOR INSTALLATION OF ON-SITE WASTEWATER TREATMENT SYSTEM

100-37-354

S23020721

Issue Date: 2/7/2023

Aden Jr & Edna Yutzy
129 County Road 155
Westcliffe, CO 81252
(719) 221-3526

Septic Contractor: **Jesse Gipe** Soil done by: **Jason Coleman** Soil Date: **6/19/2021** Applicant: **Owner**
Permit Type: **Installation** System Type: **Standard**
Property Address: **129 County Road 155**
Legal: **PARCEL IN SEC 21, T22S, R73 W AS DESC IN SURVEY #861 (AKA PARCEL A HOOD PARCELS)**

Lot size: **35053** Number of people: **6** Number of bedrooms: **3** Tank Size: **1000**

This septic will serve a **Other Water: Private Well**

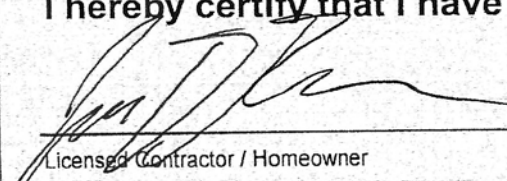
Conditions: Depth to bedrock: **>96"** Depth to water: **>96"** Slope:

Soil Type: **2** Treatment Level: **1** Effluent Application Method: **Gravity**

	Rock or Tire Chips Sq. Ft.	Mfd Media other than Chambers Sq. Ft.	Chambers Sq. Ft.	Number of Chambers
Trench	750	675	525	44
Bed	900	810	630	53

Comments:

I hereby certify that I have installed this system as designed:



 Licensed Contractor / Homeowner

 Date

Inspected on: _____

By: _____

Amount use tax paid: _____

Date: _____

Final approval date: _____

Zoning Office / Inspector



EXHIBIT "A" LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF A PARCEL DESCRIBED IN DEED BOOK 292 AT PAGE 337-338 OF THE RECORDS OF THE CLERK AND RECORDER OF CUSTER COUNTY COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 73 WEST OF THE 6TH P.M. ,
CUSTER COUNTY, COLORADO,

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, DESCRIBED AS BEING MONUMENTED BY A 3/4" REBAR WITH A 3.25" ALUMINUM CAP BY COLORADO P.L.S NO.19883, THENCE ON AN ASSUMED BEARING OF S 01°21'37" W, ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, FOR A DISTANCE OF 2682.07' TO THE SOUTHWEST CORNER THEREOF, DESCRIBED AS BEING MONUMENTED BY A REBAR WITH AN ALUMINUM CAP BY COLORADO P.L.S. NO. 19883, THENCE S 78°17'06" E FOR A DISTANCE OF 5750.25' TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND (FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 21 BEARS S 11°35'53" W FOR A DISTANCE OF 1615.96') THENCE ON THE FOLLOWING 4 COURSES:

- 1) S 89°44'46" E ON THE SOUTH RIGHT OF WAY LINE OF CUSTER COUNTY ROAD NO. 156, A DISTANCE OF 978.80 TO INTERSECT THE WEST RIGHT OF WAY LINE OF CUSTER COUNTY ROAD 155.
- 2) S 00°23'31" W ON SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1575.76' TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF CUSTER COUNTY ROAD NO. 150.
- 3) N 89°09'21" W ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 992.15'
- 4) N 00°50'39" E A DISTANCE OF 1565.36' TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

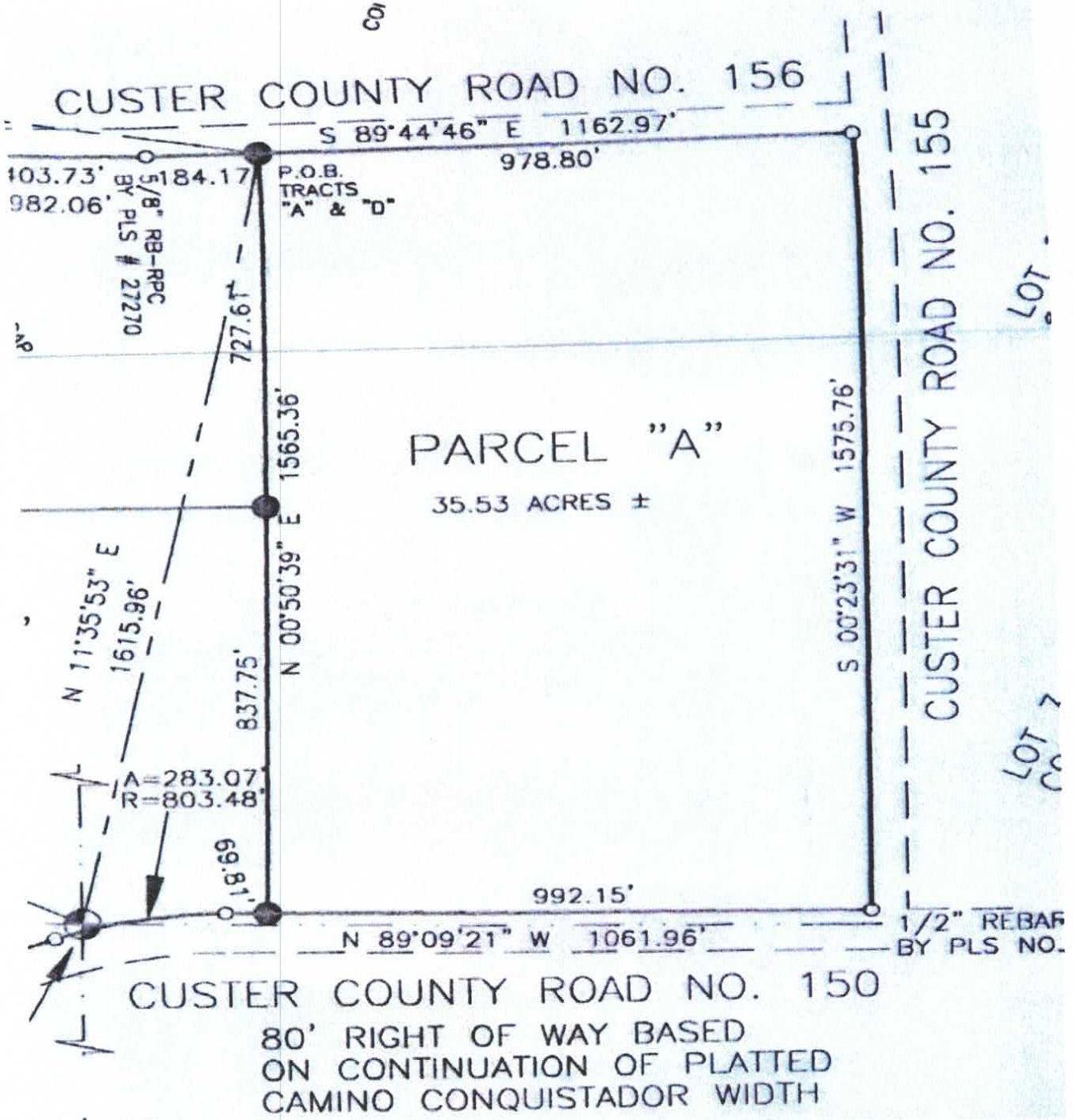
County of Custer, State of Colorado.

RECEIVED

MAY 14 2019

WATER RESOURCES
STATE ENGINEER
COLO

Best Copy Available



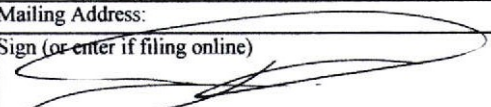
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MAY 14 2019

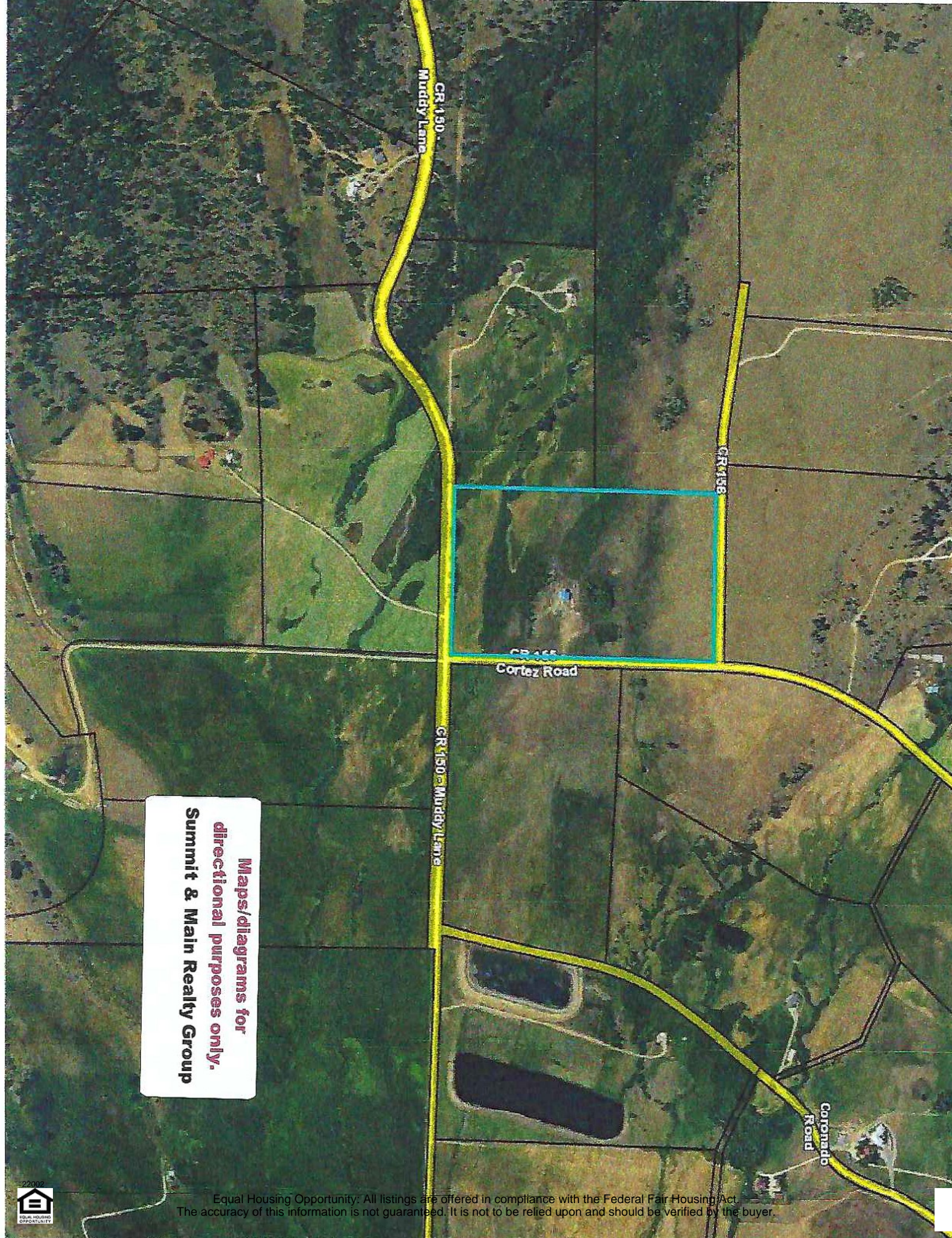
WATER RESOURCES
STATE ENGINEER
COLO



Equal Housing Opportunity: All listings are offered in compliance with the Federal Fair Housing Act. The accuracy of this information is not guaranteed. It is not to be relied upon and should be verified by the buyer.

"Form No. GWS-31 9/2016	WELL CONSTRUCTION AND YIELD ESTIMATE REPORT State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 and		For Office Use Only RECEIVED OCT 23 2019 WATER RESOURCES STATE ENGINEER COLO		
	1. Well Permit Number: 313663	Receipt Number: 3691852			
2. Owner's Well Designation:					
3. Well Owner Name: YUTZY, ADEN					
4. Well Location Street Address:					
5. GPS Well Location	Zone 12 <input checked="" type="checkbox"/> Zone 13	Easting: 450998 Northing: 4219143	County: CUSTER		
6. Legal Well Location:	SW 1/4, SW 1/4, Sec., 21 Twp 22.	N or S <input checked="" type="checkbox"/> Range 73	E or W <input checked="" type="checkbox"/> 6TH P.M.		
Distances from Section Lines: _____ ft. from _____ N or S _____ section line, and _____ ft. from _____ E or W _____ section line					
Subdivision: HOOD PARCELS Lot A, Block _____, Filing (Unit) _____					
7. Ground Surface Elevation: _____ feet Date Completed: 10/8/2019 Drilling Method: AIR PERCUSSION					
8. Completed Aquifer Name: _____ Total Depth: 100 feet Depth Completed: 100 feet					
9. Advance Notification: Was Notification Required Prior To Construction? Yes <input checked="" type="checkbox"/> No, Date Notification Given: _____					
10. Aquifer Type: (Check one)	Type 1 (One Confining Layer) <input type="checkbox"/>	Type 1 (Multiple Confining Layers) <input type="checkbox"/>	Laramie-Fox Hills <input type="checkbox"/>		
	Type 11 (Not overlain by Type 111) <input type="checkbox"/>	Type 11 (overlain by Type 111) <input checked="" type="checkbox"/>	Type 111 (alluvial/colluvial) <input checked="" type="checkbox"/>		
11. Geologic Log:					
Depth	Type	Grain Size	Color	Water Loc.	
0-100	SAND/GRAVEL		BROWN	82'	
12. Hole Diameter (in.)				From (ft)	To (ft)
9				0	100
13. Plain Casing					
OD (in)	Kind	Wall Size (in)	From (ft)	To (in)	
6 5/8	STEEL	0.188	1+	70	
4 1/2	PVC	0.237	20	70	
Perforated Casing					
OD (in)	Kind	Wall Size (in)	From (ft)	To (in)	
6 5/8	STEEL	0.188	70	100	
4.5	PVC	0.237	70	100	
14. Filter Pack:			15. Packer Placement:		
Material	SILICA SAND		Type	FORMATION	
Size	9/12		Depth	39	
Interval	40-100				
16. Grouting Record:					
Material	Amount	Density	Interval	Placement	
CEMENT	4SACKS	15.3	0-39	POSITIVE	
VIBRATED					
Remarks:					
17. Disinfection: Type CHLORINE Amt. Used 1 GALLON WATER INJECTED					
18. Well Yield Estimate Data: <input type="checkbox"/> Check box if Test Data is submitted on Form GWS - 39, Well Yield Test Report.					
Well Yield Estimate Method:	AIR LIFT				
Static Level:	20	Estimated Production Rate	10 gpm.		
Date/Time measured:	10/8/2019 10:30	Estimate Length (hrs)	1		
Remarks:					
19. I have read statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of Water Well Construction Rules, 2 CCR 402.2. The filing of a document that contains false statements is a violation of section 37 91 108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.					
Company Name:	Email:	Phone w/area code:	License Number:		
ARKANSAS VALLEY DRILLING	TLJBGRS@AOL.COM	(719) 276-6847	1305		
Mailing Address:					
Sign (or enter if filing online)	Print Name and Title		Date:		
	TODD A. MOORE		10/8/2019		





**Maps/diagrams for
directional purposes only.
Summit & Main Realty Group**



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FAQ 129 CR 155

Do the solar panels power the entire house?

ONLY CERTAIN CIRCUITS. OWNERS CURRENTLY POWER 2 REFRIGERATORS AND 2 FREEZERS, WATER PUMP

What are solar specs?

16 PANELS, 230 WATT

What is battery storage with the solar?

600 AMP HOUR @ 24 VOLT

Is property completely off the power grid?

YES, HOWEVER, POWER IS AVAILABLE ALONG THE ROAD

Any water rights with the property?

NO WATER RIGHTS

Is the property in a flood zone?

NO, NEAREST 100-YEAR FLOOD ZONE IS NORTH TAYLOR CREEK, NORTHEAST OF THIS PARCEL

Does the well permit allow for agricultural use?

WELL TYPE IS DOMESTIC; CAN BE USED TO WATER LIVESTOCK. PERMIT NUMBER IS 313663

Any sprinkler system installed?

NO, THEY USE HOSES AND SPRINKLERS

What is the heat source in the home?

PERMANENT IN-FLOOR HEAT, HOT WATER

What type of hot water?

PROPANE-HEATED, ON-DEMAND COMMERCIAL SIZE

Laundry hookups?

WIRING AND PLUMBING ROUGHED-IN, NOT CURRENTLY USED

Additionally, the electric is roughed-in throughout the home; no (or few) outlets and switches in place.

A second septic system was recently installed to accommodate the bunkhouse living quarters.