

**1787 17th Trail - Cotopaxi, CO 81223 - Fremont County** MLS: 2517243 - SFB - Active - \$440,000

<b>MLS #:</b>	2517243	<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	04/14/2025
<b>List Price:</b>	<b>\$440,000</b>	<b>Org. List Price:</b>	\$440,000
<b>Listing Type:</b>	For Sale	<b>Property Type:</b>	Single Family Building
<b>Style:</b>	1 story above ground	<b>Zoning:</b>	Rural residential
<b>Subtype:</b>	CC&R's-No, Manufactured/Modular, HOA-No		
<b>HOA/Month:</b>	0.00 -- Includes:		



**General Listing Information:**

<b>Beds:</b>	2	<b>Sq Ft Total:</b>	1,854	<b>Acres:</b>	2.36
<b>Full Baths:</b>	1	<b>Sq Ft Main:</b>	1,854	<b>Lot Sq Ft:</b>	102,802
<b>1/2 Baths:</b>	0	<b>Sq Ft Upstairs:</b>	0	<b>Lot Dim:</b>	
<b>3/4 Baths:</b>	1	<b>Sq Ft Downstairs:</b>	0	<b>Frontage:</b>	
<b>#CarGarage:</b>	0			<b>Depth:</b>	
<b>Garage Sq. Ft.:</b>		<b>Sq Ft Other:</b>	0	<b>Yr Built:</b>	2019
<b># Carport:</b>	0	<b>Sq Ft Unfinished:</b>	0	<b>Yr Remodeled:</b>	
<b># Levels:</b>	1 (0 above ground)	<b>Sq Ft Source:</b>	Assessor	<b>Total Rooms:</b>	
<b>Finance Terms:</b>	Cash, Conv.	<b>Bsmt Type:</b>	None	<b>Main Bdrm Lvl:</b>	Main

**Floorplan & Room Dimensions:**

Level	Name	Dims	Ceil.	Remarks	Level	Name	Dims	Ceil.	Remarks
Main	Bath 3/4	9.11x11.4			Main	Laundry	7x10		
Main	Bath Full	4.11x13.11			Main	Living	21x13.11		
Main	Bedroom	18x13			Main	Main Bedroom	17x13		
Main	Dining	9x13			Main	Pantry	6x13		
Main	Kitchen	14x13							

**Location Information:**

<b>Address:</b>	1787 17th Trail - Cotopaxi, CO 81223	<b>Elem. School:</b>	Cotopaxi
<b>Area:</b>	Fremont County	<b>Middle School:</b>	
<b>County:</b>	Fremont	<b>Jr High School:</b>	
<b>Subdivision:</b>	Florida-Colo Acres	<b>High School:</b>	
		<b>Tax APN #:</b>	76014444
<b>Gate #:</b>		<b>Taxes Annual:</b>	\$835.92
<b>Legal Desc.:</b>	SE4SE4NE4NW4 SEC 26-20-73 FLA-COLO ACRES TR-42	<b>GPS:</b>	N38° 17.358' W105° 30.647' 38.28929760 -105.51077670
<b>Directions:</b>	Hwy 69N, right on Copper Gulch Rd for 8 miles, left on Reed Rd. for 0.5 mile, right on 17th Trail, home is 0.3 miles on left.		

**Construction Information:**

<b>Exterior Constr:</b>	Lap, Siding	<b>Roof Type:</b>	Composition, Shingle	<b>Foundation:</b>	Crawl Space
<b>Heating:</b>	Propane- FA	<b>Air Cond.:</b>	Central Air		

**Comments/Remarks: Pride of Ownership Can Be Yours**

**Public Remarks:** When the list of quality features and improvements exceeds 2 typed pages, you know you're witnessing a lovingly designed and cared-for home. This is definitely not your average manufactured home, as evidenced by the expansive interior, cathedral ceilings, extra insulation in both the foundation and the home, double-pane windows, covered deck with recessed lighting, central air conditioning, HUGE shower in main bedroom's bath, tankless water heater, dual convection ovens, custom backsplashes, two refrigerators, a stand-alone freezer, walk-in pantry and closets, and tons of storage space. Additional property enhancements include 20 solar panels with separate electrical panel to connect to the generator or batteries, an RV dumping site, conditioned crawl space and two sheds. Enjoy the energy-saving use of passive sunlight during the colder months, and shielding the intense summer sunshine with 2" blinds throughout the house. Situated on 2.36 acres accessed a short distance from county-maintained Reed Road, the home boasts 360-degree views of the surrounding hills and mountains. A list of improvements is available, call for your showing today!

**Unbranded Tour:** <https://yellow-drone-media-llc.aryeo.com/sites/opgnevo/unbranded>

**Utilities Services:**

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

**Features:**

**Features Prop.:** Access- All Year, Corner Lot, Deck(s), Dog Run, Out Buildings, Outdoor Lighting, Patio- Covered, Porch, RV Hookups, Storage Shed, View of Mountains

**Features Int.:** Ceiling Fans, Flooring: Carpet, Flooring: Laminate/Vinyl, Vaulted Ceilings, Walk-in Closets, Window Coverings

**Appliances:** Dishwasher, Freezer, Garbage Disposal, Microwave, Oven/Range, Refrigerator, W/D Hookups, Washer & Dryer

Listed By: Kimberly Powers - Summit & Main Realty Group  
 For more information contact: Summit & Main Realty Group - Office: (719) 792-9108



**MLS #: 2517243 continued...**

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

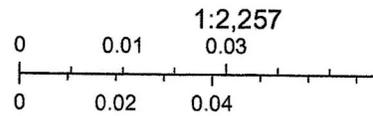
Office: (719) 792-9108  
[www.summitandmain.com](http://www.summitandmain.com)

# Fremont County Regional GIS Web Map



11:18 AM

FC Parcels

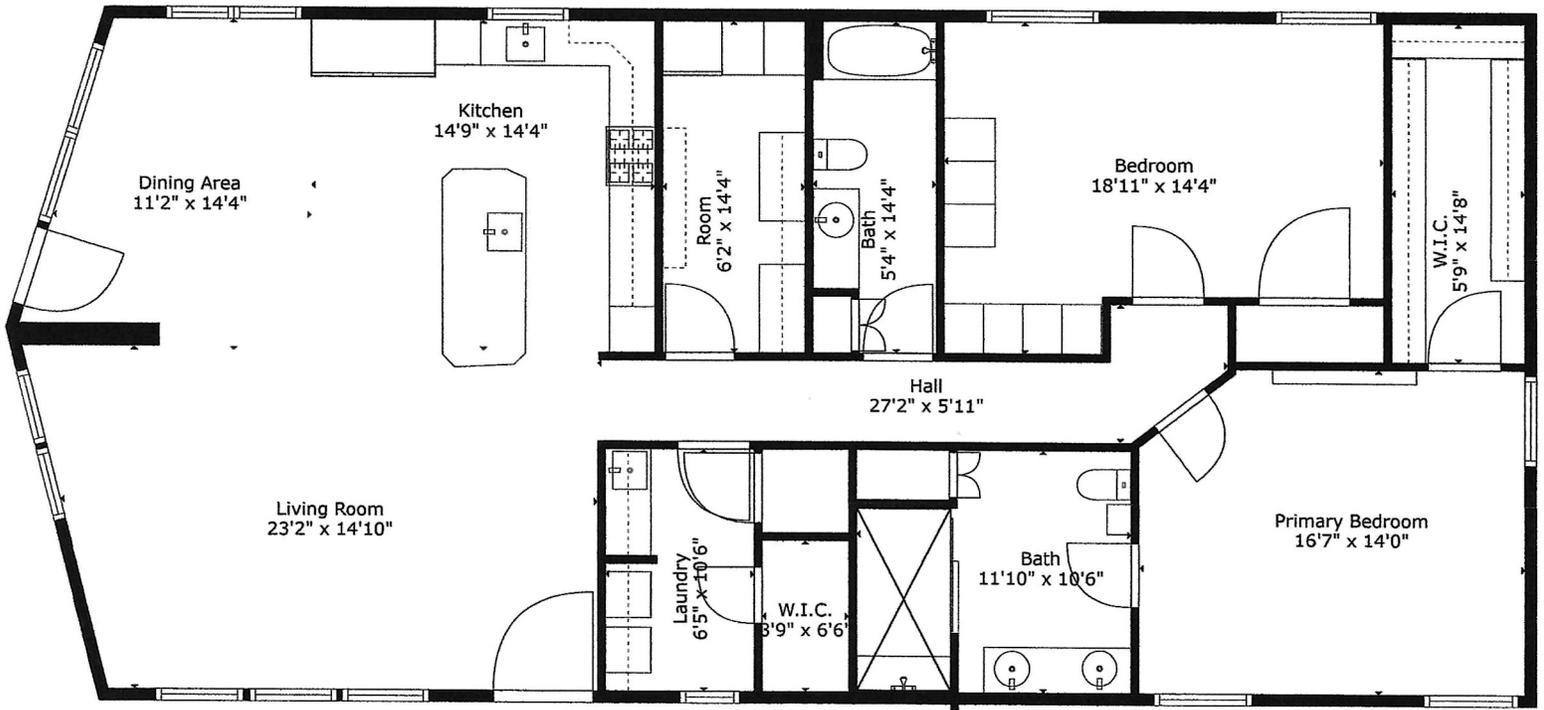


Google Maps

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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.



**TOTAL: 1821 sq. ft**  
**FLOOR 1: 1821 sq. ft**

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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## House Custom Designed Enhancements

### 1. House design

Increased length of house by 6 ft to allow for 6 x 13 ft pantry

- a. Refrigerator/freezer combo in pantry
- b. Added additional cabinets and shelving for food and other storage of small food preparation appliances in pantry
- c. Converted 2 small bedrooms into one large room with murphy bed and two 6 ft tall cabinets for small TV and extra storage. Can be used as bedroom and office space.
- d. Cathedral ceiling in large front room with 6 trapezoid windows for extra light
- e. Master bedroom has 13 by 6 ft closet with shelving and rods on three sides
- f. Master Bedroom has 8 x 4 ft shower with seating and grab bar, rain shower head and separate adjustable and hand-held shower head above seat. Shower has custom tiled walls
- g. Custom back splash in both bathrooms, utility room and kitchen
- h. Coffered ceiling inserts in both bedrooms with lighting
- i. 2" blinds throughout the house

### 2. Foundation

- a. Insulated concrete forms (ICF) foundation
- b. Conditioned 4 ft high crawl space
- c. Water pressure tank, electrical and plumbing connections easy to reach
- d. Plastic cover on dirt floor
- e. Lights in crawl space and ladder to access
- f. Can be used as storage area
- g. Outside wrap on ICF foundation to prevent erosion by sun
- h. Extra batten insulation around inside of crawlspace

### 3. Insulation

House was built to withstand a northern state colder weather environment

- a. R50 insulation in attic (ceiling access through master bedroom closet)
- b. R25 insulation in walls
- c. Windows – Double pane with argon gas for extra protection from UV and heat loss

### 4. Electric/Heating

- a. 20 panel solar 6.3 KW PV system – currently connected to grid
- b. Separate electric panel to connect a generator or batteries for off-grid system
- c. Current cost for connecting to grid 9 +/- months at \$39, reimbursement pays for other months
- d. Property is considered by LP company as low energy user  
\*Note this is due to the extra insulation and foundation construction,  
LP company offers a year-round monthly payment
- e. Outside electric outlets on deck, next to front door and on north side of house
- f. Second 20-amp breaker for stand-alone freezer
- g. CAT5 and phone connections in living room, pantry, both bedrooms
- h. Outlets every 6 feet in each room

- i. Electrical panel is fully labeled
  - j. Outlets on center aisle, with breaker reset button
  - k. Energy efficient furnace located in small closet in utility room
5. Deck
- a. Steel beam under the front deck for extra stability
  - b. Deck was roofed and has recessed lighting
  - c. 7'8" wide stairs off deck, fencing has gate on south side for easy access to stairs
  - d. Gate added for child safety at top of deck
  - e. Both sides under deck framed in
  - f. Fencing connected to deck
6. Fire resistant Hardie Board siding
7. Owen Corning Shingles with six nail pattern
8. Water
- a. Tankless water heater located behind electric panel and accessed through coat closet in utility room
  - b. Dura tub sink in utility room where washer/dryer located
  - c. Additional cupboards above sink and washer/dryer
  - d. Outside water connections on south side by deck and on north side of house
  - e. One rain barrel (can have up to four)
9. Appliances were all purchased in spring of 2019, except refrigerator/freezer combo in kitchen which in 2020 replaced original stand-alone refrigerator that had a factory defect.
10. Kitchen
- a. Recessed lights (2 different banks)
  - b. Three pendent lights directly over center aisle
  - c. Center aisle
    - 1. 4 place seating on one side
    - 2. Bookcases/shelving at each end
    - 3. Lower cabinets on one side
    - 4. Veggie sink
  - d. Pot filler over the 5-burner stove top
  - e. In-wall Dual convection ovens

#### Additional information

- Two sheds, tall shed was built mouse proof.
- Thermostat is programable by day and time.
- Air conditioner is rarely used due to house maintaining 68-74 temperature even when it is 90+ degrees outside.
- Heat is usually not turned on until November and turned off in late March. House maintains 64-68 temperature during fall and spring when outside temperatures are still varying.
- We practice passive heating/cooling rules of opening windows at night during summer to cool house down then closing blinds and windows during day. Blinds open during the day in the winter to naturally heat rooms. Also, we reverse ceiling fans rotation to draw up or down the heat depending of season.



Form No. GWS-32 10/2016	<b>PUMP INSTALLATION AND PRODUCTION EQUIPMENT TEST REPORT</b> State of Colorado, Office of the State Engineer 1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581 <a href="http://www.water.state.co.us">www.water.state.co.us</a> and <a href="mailto:dwrpermitsonline@state.co.us">dwrpermitsonline@state.co.us</a>		For Office Use Only <b>RECEIVED</b>  <b>AUG 22 2019</b>  WATER RESOURCES STATE ENGINEER COLO
1. Well Permit Number: 312451		Receipt Number: 3689842	
2. Owner's Well Designation:			
3. Well Owner Name: ZUIDEMA, MYRON & SHARON			
4. Well Location Street Address: 1787 17TH TRAIL, COTOPAXI, CO 81223			
5. GPS Well Location: <input type="checkbox"/> Zone 12 <input checked="" type="checkbox"/> Zone 13 Easting: 455332 Northing: 4238042 County: FREMONT			
6. Legal Well Location: NE 1/4, NW 1/4, Sec. 26 Twp. 20 <input type="checkbox"/> N or S <input type="checkbox"/> Range 73 <input type="checkbox"/> E or W <input checked="" type="checkbox"/>			
Distances from Section Lines: _____ ft. from <input type="checkbox"/> N or S <input checked="" type="checkbox"/> sec. line, and _____ ft. from <input type="checkbox"/> E or W <input checked="" type="checkbox"/> sec. line			
Subdivision: FLORIDA COLORADO ACRES _____, Lot 42, Block _____, Filing (Unit) _____			
7. Check Installation Type: <input checked="" type="checkbox"/> Initial Pump Installation <input type="checkbox"/> Replacement Pump <input type="checkbox"/> Change in Depth Only <input type="checkbox"/> Repair			
8. Pump Data: Type: SUBMERSIBLE Date Installed(mm/dd/yyyy): 08/12/2019			
Pump Manufacturer: FRANKLIN Pump Model No. 7FA05S4-3W230			
Design GPM: 7 at RPM 3450 HP 1/2 Volts 230 Full Load Amps 6.0			
Pump Intake Depth: 160 Feet, Drop/Column Pipe Size Inches, 1 Kind of Drop Pipe SCH 80			
Additional Information for Pumps Greater Than 50 GPM: Turbine Driver Type: <input type="checkbox"/> Electric <input type="checkbox"/> Engine <input type="checkbox"/> Other _____			
Design Head: _____ feet Number of Stages: _____ Shaft size: _____ inches			
9. Other Equipment:			
Airline Installed: <input type="checkbox"/> Yes <input type="checkbox"/> No, Orifice Depth ft. _____ Monitor Tube Installed: <input type="checkbox"/> Yes <input type="checkbox"/> No, Depth ft. _____			
Flow Meter Mfg. _____ Meter Serial No. _____			
Meter Readout: <input checked="" type="checkbox"/> Gallons, <input type="checkbox"/> Thousand Gallons, <input type="checkbox"/> Acre feet Beginning Reading: _____			
10. Cistern Information: Material: _____ Capacity: _____ gallons Date Installed: _____			
11. Production Equipment Test Data: <input type="checkbox"/> check box if data is submitted on Form Number GWS-39 Well Yield Test Report.			
Date: 8/12/19 _____			
Total Well Depth: 180 ft. Time: 11:00 _____			
Static Level: 60 ft. Rate (gpm): 9 _____			
Date Measured: 08/12/2019 Pumping Level (ft): 160 _____			
12. Disinfection: Type: CHLORINE Amt. Used: 1 CUPS			
13. Notification: Was Advanced Notification Required Prior to Installation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Date Notification Given: _____			
14. Water Quality analysis available: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please submit with this report.			
15. Remarks:			
16. I have read the 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 the 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: RICKS PUMP SERVICE INC		Email: rickspumpservice@yahoo.com	Phone w/area code: (719) 275-7384
		License Number: 1331	
Mailing Address: 1316 Elm Ave., Canon City, CO 81212			
Sign (or enter name if filing online) Rick Greenstreet		Print Name and Title Rick Greenstreet - Owner	Date: 08/21/2019





Date Applied: 10/16/2018  
 Permit Fee: \$ 283.00  
 Use Tax: \$ 33.55  
 Colorado State Surcharge: \$ 23.00  
 Total: \$ 339.55

Septic Permit #: S19-027  
 Expiration Date: 3/20/2020  
 Paid By: CK # 2274  
 Receipt #: 819866

Inspection Request Line (719) 276-7373

Building Permit # (if applicable): \_\_\_\_\_

# FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Myron Zuidema

Applicant: RME, LLC.

Mailing Address: 3244 La Avenida De San Marcos

Mailing Address: 2976 L Path

City, State, Zip Code: Santa Fe, NM. 87507

City, State, Zip Code: Cotopaxi, CO. 81223

Phone Number: 1-505-310-1925

Phone Number: 719-371-2426

OWTS Contractor: RME, LLC.

Contractor Phone: 719-942-4311 License #: 336

Construction Address: 1787 17<sup>th</sup> Trail, Cotopaxi

Gate/Combination Lock #: \_\_\_\_\_  Directions From Major Thoroughfare: (Include Legible Map & Directions)

Legal Description: Sch# 76014444

Type/Use of Structure: Single Family Dwelling

Lot Size: 2.36 Acres Source, Type of Water: Well

Maximum Potential # of Bedrooms: 2 Basement: NO Washer: YES Garbage Disposal: NO

Engineering Firm: GT Structural Engineering

Project Number: \_\_\_\_\_

Type of System: OWTS - New System

Absorption Tank Size: 1000 Gallons

Absorption: 420 Square Feet Perc Rate: 2 P. Holes

Min./Inch: 60

NOTES: Keep excavation shallow - Locate in designated area - Make all separations

Is Site Within 400 Feet of Sewer Main?:  Yes  No

If YES, Is A Letter of Refusal To Connect Attached?: N/A

Is Site In A Designated Flood Plain?:  Yes  No

If YES, Engineer's Requirements List #2: \_\_\_\_\_

I certify that the On-Site Waste Water Treatment System (OWTS) described in this permit will be installed in compliance with the attached permit and the Fremont County and State of Colorado Regulations. I understand that I will be responsible for the operation, maintenance, and performance of the OWTS. I am also aware that this permit does not constitute approval by the local health department or its employees of liability for failure of any OWTS. Request for inspection will be required after installation of pipe and gravel, not including fill of hay, straw or similar porous material) unless otherwise specified by engineer. The system must be properly protected from off site drainage, vehicular traffic, and livestock. This system and its running order is the sole responsibility of the owner. After this system has been inspected and approved by the inspector it shall be assumed that this system is in proper working order. Approval of this permit does not constitute a guarantee or assurance that any proposed building complies with applicable land use and requirements for the zone district, such as setbacks, height restrictions, or other similar issues. You will be the responsibility and obligation to verify and confirm that all proposed uses are allowed in the zone district and conform to the requirements of the zone district for the property.

Owner or Applicant's Signature: Signature on File Date: 10/16/2018

## FINAL OWTS INSPECTION

Tank Information: Size: 1000 Gallons Number of Compartments: TWO

Is Entrance and Exit Sealed:  Yes  No Is Tank Level?  Yes  No

Pipe Inlet-Outlet?: Sch 40 Distance From Building: 13 1/2 Feet Distance From Well: 50+ feet

Absorption Bed Information: Type of System Installed: Chambers in Trenches

Pipe & Rock:  Chamber:  Absorption Bed:  Absorption Trench:  Width: 25 Length: 50'

Number Of Trenches: 3 Total Square Feet: 432 Gravel Depth: \_\_\_\_\_ Inches

Is Pipe Level?:  Yes  No If Bed, Is Pipe Been Connected?:  Yes  No Distance From Well: 100+ feet

Distance From Building: 37 feet Is System Located In Recommended Area?:  Yes  No

## DEPARTMENT USE ONLY:

Installation Has Been: Approved  Disapproved

NOTES: 36 Chambers in a bed

Approved By: Wendy Sanchez

Date Approved: 4-21-2019

Prepared By: Danielle Adamic

Date Prepared: 3/20/2019



R.O.C. SITE VISIT MEETING TELEPHONE

CLIENT MYRON & SHARON ZUIDEMA PAGE 1 CONT.ON +  
PROJECT 1787 17<sup>TH</sup> TRAIL PROJ. NO 18.1135 PREP JR DATE 9.15.18  
AREA COTOPAXI, CO SUB NO. \_\_\_\_\_ CHECK \_\_\_\_\_ DATE \_\_\_\_\_  
SUBJECT \_\_\_\_\_ REF. DWG. NO. \_\_\_\_\_

SEPTIC SYSTEM DESIGN FOR A 2-BEDROOM HOME.

THE DESIGN IS BASED ON A SOIL CLASSIFICATION OF '2' FOR A SANDY LOAM SOIL. THERE WAS NO SIGN OF SOLID BEDROCK OR HIGH WATER IN THE TWO SOIL PROFILE TRENCHES.

FLOW RATE = 75 GALLONS / PERSON / DAY

TOTAL FLOW =  $2_{BR} \times 75_{GPD} \times 2_{PERSONS} = 300 \text{ GPD}$

$A_{REQD} = \frac{300}{0.6} \times 1.2_{GRAVITY} \times 0.7_{10\%} = 420 \text{ SF}$

NO OF INFILTRATORS =  $\frac{420}{12} = 35$  } SAY 36

FIELD ORIENTATION = 4 ROWS; 12' WIDE x 40' LONG

**G/T Structural Engineering**  
**8435 CR 144**  
**Salida, Colorado 81201**  
719-539-3950  
[bolte@gt8435.com](mailto:bolte@gt8435.com)

September 17, 2018  
Project No. 18-1135

**Myron & Sharon Zuidema**  
1787 17<sup>th</sup> Trail  
Cotopaxi, CO 81223  
Sent via email to [csconstructionllc.co@gmail.com](mailto:csconstructionllc.co@gmail.com)

RE: Septic system design  
1787 17<sup>th</sup> Trail  
Cotopaxi, CO

Dear Myron & Sharon:

The following is a design summary for the construction of an OWTS for a new home at the above captioned address. The OWTS is not designed to treat water produced by the back-flushing of a water softener; a separate method of disposal is required when a water softener is located in the dwelling. The design is based on a 2 bedroom residence and is in compliance with state Regulation #43 and applicable county ordinances and regulations.

If additional site visits are required, by the engineer of record, during the construction of the system and/or before the system is covered, notification by the installer or general contractor is required at least 24 hours prior to any site visits. The fee for additional services is not included in the original septic system design.

This design is based on soil type '2'; sandy loam which gives an LTAR of 0.60. The soil samples were taken in the 8'-0" deep soil profile trenches. The soil gradation at the depth of the bottom of the infiltrators was determined by sieve analysis to be primarily 6% small gravel (retained on a #4 sieve), 18% coarse sand (retained on a #10 sieve), 43% medium sand (retained on a #40 sieve) and 25% fine sand (retained on a #200 sieve) and 8% silt (passing a #200 sieve). There were no signs of high water at the time of my site visit on September 1, 2018. Also, there was no sign of bedrock or an impervious soil horizon.

Based on this criterion, the installed system will be a gravity system for treatment level 1. The required tank capacity is 1000 gallon capacity, denoted as Valley Precast item #1000M-2CP or equal. The leach field will be comprised of 36 "Quick4 Standard Chamber" infiltrators with an absorption field size of 12'-0" wide x 40'-0" long minimum. The bottom of the infiltrators will then be installed at 2'-0" below original grade. Any

detail or specification that is not shown herein is to be constructed in compliance with applicable state and county regulations. Attached hereto are the design calculations, site plan and construction details.

This design is based on information made available to us at this time. Should additional information become available, we reserve the right to determine the impact, if any, of the new information on the design and to revise the design if necessary and warranted by the discovery of additional information.

Please contact our office if you have any questions regarding this letter.

Sincerely,

Gary L. Bolte, P.E.  
GLB/mdt

Encl: Calculations, specifications & drawings

