

2276 Q Path - Texas Creek, CO 81223 - Fremont County

MLS: 2516451 - SFB - Active - \$440,000

MLS #: 2516451 **File #:**
Status: Active **Status Changed:** 10/11/2023
List Price: **\$440,000** **Org. List Price:** \$440,000
Listing Type: For Sale **Property Type:** Single Family Building
Style: 1 story above ground, Cabin **Zoning:** Rural residential
Subtype: CC&R's-No, HOA-No
HOA/Month: 0.00 -- Includes:

**General Listing Information:**

Beds: 2 **Sq Ft Total:** 1,296 **Acres:** 2.61
Full Baths: 2 **Sq Ft Main:** 1,296 **Lot Sq Ft:** 113,692
1/2 Baths: 0 **Sq Ft Upstairs:** 0 **Lot Dim:**
3/4 Baths: 0 **Sq Ft Downstairs:** 0 **Frontage:**
Garage: 1 Detached, Metal Building with Gar **Depth:**
Garage Sq. Ft.: 600 **Sq Ft Other:** 0 **Yr Built:** 2022
Carport: 0 **Sq Ft Unfinished:** 0 **Yr Remodeled:**
Levels: 1 (1 above ground) **Sq Ft Source:** Assessor **Total Rooms:** 7
Finance Terms: Cash, Conv., FHA-203(b) Std., VA **Bsmt Type:** None **Main Bdrm Lvl:** Main

Floorplan & Room Dimensions:

Level	Name	Dims	Ceil.	Remarks	Level	Name	Dims	Ceil.	Remarks
Main	Bath Full	9x8.5			Main	Laundry	11x11		
Main	Bath Full	6x8			Main	Living	16x13		
Main	Bedroom	13x9			Main	Main Bedroom	14x13.5		6x4.5 walk-in closet
Main	Kitchen	14x18.5							

Location Information:

Address: 2276 Q Path - Texas Creek, CO 81223 **Elem. School:** Cotopaxi
Area: Fremont County **Section:**
County: Fremont **Range:** **Middle School:**
Subdivision: Florida-Colo Acres **Township:** **Jr High School:**
Gate #: **Tax APN #:** 76017000 **High School:**
Legal Desc.: NE4NE4NW4NW4 SEC 25-20-73 FLA-COLO ACRES TR-8 **Taxes Annual:** \$133.60 **GPS:** N38° 17.485' W105° 29.778'
Directions: * From Westcliffe* - head North on Hwy 69. Turn right on Copper Gulch Rd. Continue for 9.2 miles then turn left onto Q Path
(38.29141630 -105.49630270)
(Snowshoe Path), property is 0.3 miles down on your left.

Construction Information:

Exterior Constr: Siding-Cement/Hardie Board **Roof Type:** Metal **Foundation:**
Heating: Propane- Other, See Remarks **Air Cond.:**

Comments/Remarks: New Build, Single Level, Easy Care Home! 2 Car Garage!

Public Remarks: Welcome to Florida Colorado Acres, a non-HOA community allowing you to fully enjoy this newly built, one-level home with a two-car garage on 2.61 acres. The open-concept living, kitchen, and dining allow for plenty of space to wander between rooms. Family and friends can spread out and enjoy an overall comfort in living. This home is heated by a vented Rinnai propane heater, central to the living room, and has a Rinnai on-demand hot water heater. This home presents with a larger primary bedroom, an ensuite bath, and a smaller guest room with a nearby full bath available for the children or guests. The primary bedroom has a walk-in closet with attractive barn doors. Outside, you'll find the two-car garage is detached and sits to the south of the home with a sidewalk to the mudroom entry. You'll be approximately 11 miles from Westcliffe, and 20 miles from Canon City with an easy commute to either. The well at this property produces in excess of 15 gpm, and when drilled, was creating a flowing river down the road. The seller has left the choice of appliances to the new owner, you'll be able to put your own spin on this newly constructed home! Brand new and never lived in! Call today

Utilities Services:

Utilities: Legal Access: Yes, Power: Line On Meter, Septic: Has Tank, Water: Private Well (Drilled)

Features:

Features Prop.: Access- All Year, Porch, View of Mountains
Features Int.: Flooring: Laminate/Vinyl
Appliances: W/D Hookups, Water Heater

Listed By: Kimberly Powers - Summit & Main Realty Group

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



MLS #: 2516451 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

Fremont County Regional GIS Web Map



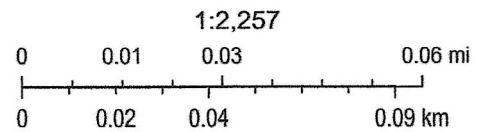
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FC Roads

— local

FC Parcels

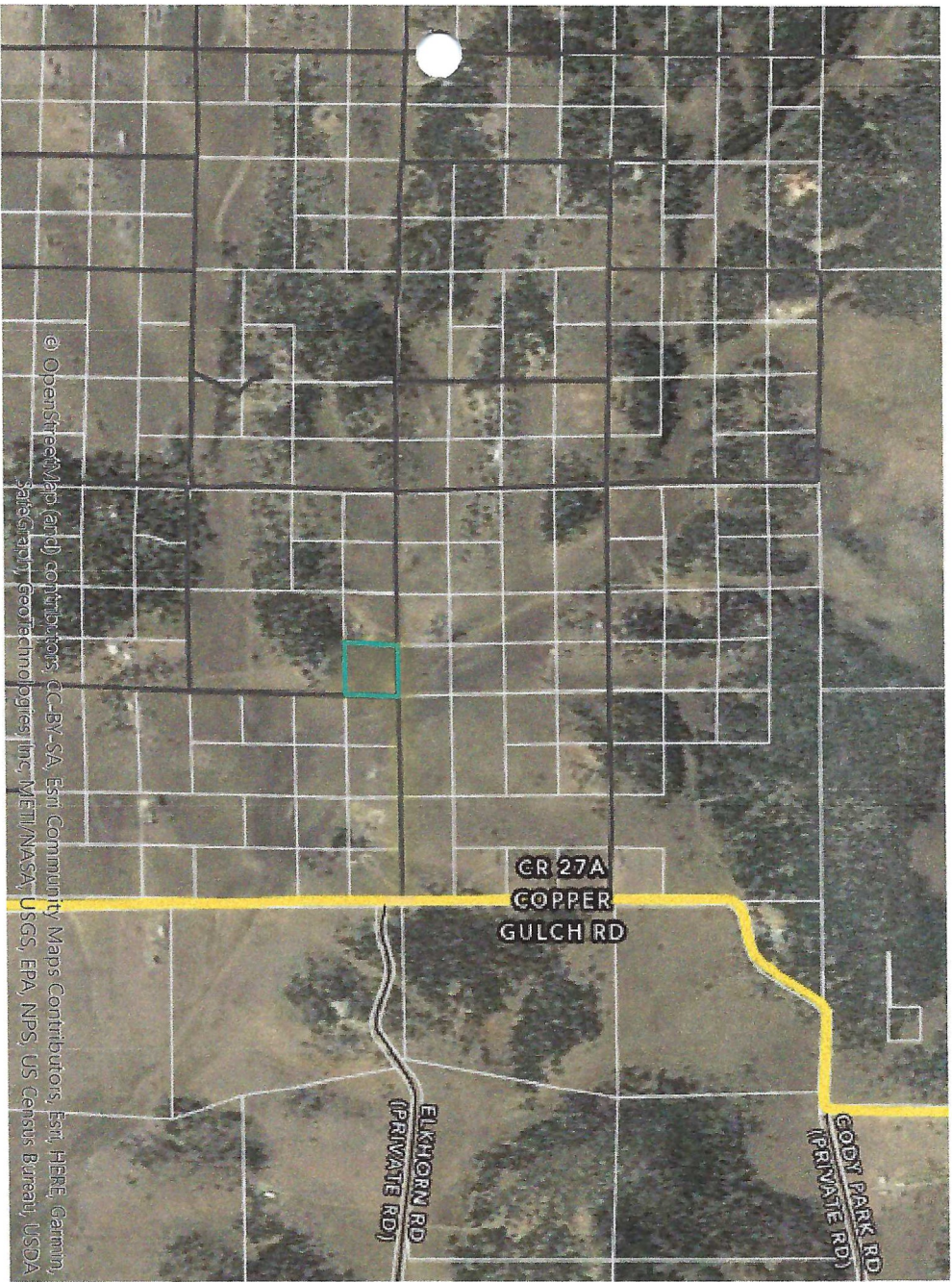
**Maps/diagrams for
directional purposes only.
Summit & Main Realty Group**



Google Maps



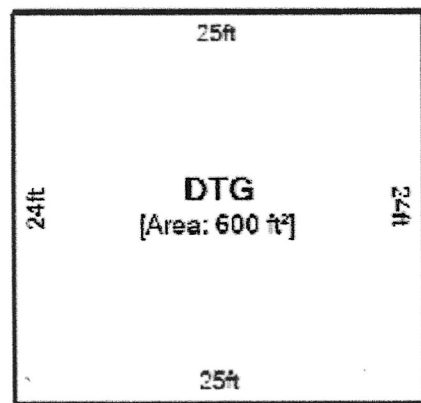
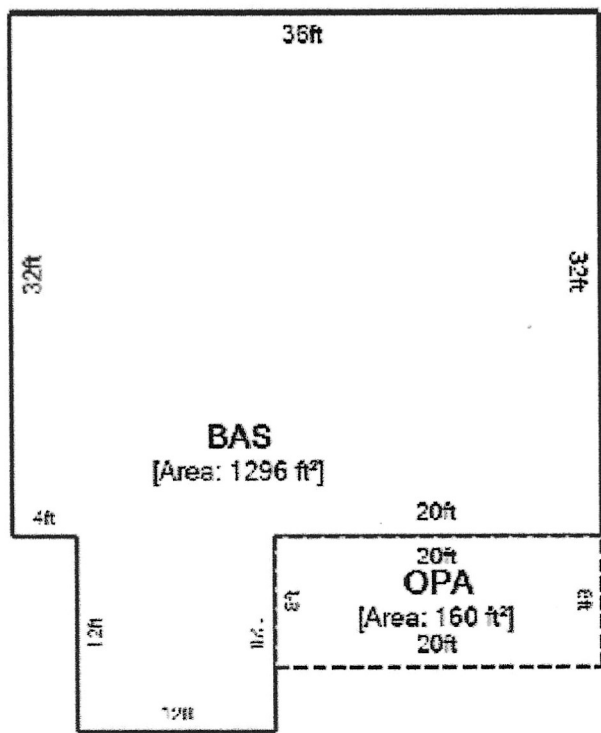
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The accuracy of this information is not guaranteed and should be verified by the user. The County of Fremont assumes no liability or responsibility for the use of this map.



**Maps/diagrams for
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Date Applied: 3/16/2021
 Permit Fee: \$ 283.00
 Use Tax: \$ 34.15
 Colorado State Surcharge: \$ 23.00
 Total: \$ 340.15

Septic Permit #: S21-049
 Expiration Date: 3/22/2022
 Paid By: eGovs - 3/17/2021
 Receipt #: 2021-H6CPAC

Inspection Request Line (719) 276-7373

Building Permit # (if applicable): _____

FREMONT COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM PERMIT

Owner: Marvin Miller Applicant: RME, LLC
 Mailing Address: 6020 Oak Grove Circle Mailing Address: 2976 L Path
 City, State, Zip Code: Westcliffe, CO 81252 City, State, Zip Code: Cotopaxi, CO 81223
 Phone Number: 719-429-6472 Phone Number: 719-942-4311
 OWTS Contractor: RME, LLC Contractor Phone: 719-371-2426 License #: 336
 Construction Address: 2276 Q Path, Cotopaxi, CO 81223

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

Legal Description: Sch# 76017000

Type/Use of Structure: Single Family Dwelling

Lot Size: 261 Acres Source, Type of Water: Well

Maximum Potential # of Bedrooms: 2 Basement: No Washer: Yes Garbage Disposal: No

Engineering Firm: Bennie Koch III - CPOW

Type of System: New System - OWTS Project Number: _____ Tank Size: 1000 Gallons

Absorption: 420 Square Feet Perc Rate: Profile Holes Min./Inch LTAR: 0.5

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

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

Or Within a Sewer District?: 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 Listed? _____



I certify that the On-Site Waste Water Treatment System (OWTS) described in this permit will be installed in compliance with the attached percolation test report 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. In addition, I am aware that it is my responsibility to provide the contractor with a copy of the attached percolation test report. I am also aware that the issuance of this permit does not constitute assumption by the local health department or its employees of liability for failure of any OWTS. Request for inspection will be required after installation of all pipe and grave (prior to installation 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 a Fremont County On-Site Waste Water Treatment Permit does not guarantee or assure that the proposed use is permitted within the zone district for the property, nor does it guarantee or assure 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 have 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 Applied: 3/16/2021

FINAL OWTS INSPECTION:

Tank Information: Size: 1000 PRM Concrete Gallons Number of Compartments: 2
 Is Entrance and Exit Sealed: Yes No Is Tank Level? Yes No
 Pipe Inlet-Outlet?: 4" sch 40 Distance From Building: 19 Feet Distance From Well: 90 feet
 Absorption Bed Information: Type of System Installed: Chambers in trenches
 Pipe & Rock: Chamber: Absorption Bed: Absorption Trench: Width: _____ Length: _____
 Number Of Trenches: _____ Total Square Feet: 432 Gravel Depth: _____ Inches
 Is Pipe Level?: Yes No If Bed, Is Pipe Been Connected?: Yes No Distance From Well: 140 feet
 Distance From Building: _____ feet Is System Located In Recommended Area?: Yes No

DEPARTMENT USE ONLY:

Installation Has Been: Approved Disapproved

NOTES: 36 Q4 chambers in trenches - 2 rows of 18

Tank lids accessible at time of inspection

Approved By: Tony Lippis

Date Approved: 3-22-2021 7-28-21

Prepared By: Elizabeth Lehl

Date Prepared: 3/22/2021



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S21-049

7-1-21

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