

**816 W Montana - Walsenburg, CO 81089 - Huerfano County**

MLS: 2517145 - VL - Active - \$135,000

<b>MLS #:</b>	2517145	<b>File #:</b>	
<b>Status:</b>	Active	<b>Status Changed:</b>	02/12/2025
<b>List Price:</b>	<b>\$135,000</b>	<b>Org. List Price:</b>	\$135,000
<b>Property Type:</b>	Vacant Land/Acreage	<b>Listing Type:</b>	For Sale
<b>Subtype:</b>	HOA-No		
<b>Acres:</b>	0.21	<b>Zoning:</b>	Residential
<b>Lot Sq Ft:</b>	9,375	<b>Lot Dim:</b>	
<b>Frontage:</b>		<b>Depth:</b>	
<b>Finance Terms:</b>	Cash		



**Location Information:**

<b>Address:</b>	816 W Montana - Walsenburg, CO 81089 - #: 13,14 & 15
<b>Area:</b>	Huerfano County
<b>County:</b>	Huerfano
<b>Subdivision:</b>	No Subdivision

<b>Gate #:</b>	
<b>Legal Desc.:</b>	LOTS 13,14 & 15 BLOCK 27 SPARGO-WINTER ADD
<b>Directions:</b>	

**Elem. School:**

**Middle School:**

**Jr High School:**

**High School:**

<b>Tax APN #:</b>	533483
<b>Taxes Annual:</b>	\$348.28

**GPS:** N37° 37.739' W104° 47.588'  
37.62898580 -104.79312950

**Comments/Remarks: Charming & Efficient Opportunity with Small Town Living**

**Public Remarks:** Land for sale, with an opportunity to be part of the exciting journey of tiny home ownership! Several significant improvements have been made to ensure this lot can support a 334 sq. ft. tiny home that can provide maximal efficiency and comfort within a small footprint. This property comes with .21 acres, a 334 sq. ft. tiny home (in the process of being purged to the land) (making it real property), and several improvements. Morton Electric of Pueblo has installed two 50-Amp GFI breakers for a trailer home and RV, and a 4 x 7 porch with handrail and four steps has been installed, boasting a 2 x 6 construction. A certificate of occupancy was granted from the City of Walsenburg in 2023. The tiny home on the premises is a testament to efficient, thoughtful living focusing on comfort and practicality. The home has a living area, kitchen, 3/4 bath, bedroom, washer/dryer combo, loft, and skylight. Walsenburg City Utilities, water, and sewer are hooked up, and electric is San Isabel. You'll have beautiful views of the Spanish Peaks and the Sangre de Cristos too! Close to town, Walsenburg is one of the few communities across Colorado that allows tiny home living. Call for more details!

**Utilities Services:**

**Utilities:** Garbage Collection, Legal Access: Yes, Power: Line On Meter, Sewer: Hooked-up, Water: Central Hooked Up

**Features:**

**Features Prop.:** Access- All Year, View of Mountains

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:



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