

**950 Haven Rd - Westcliffe, CO 81252 - Custer County- NE**

MLS: 2516621 - SFB - Active - \$399,900

**MLS #:** 2516621 **File #:** 950 Haven Rd  
**Status:** Active **Status Changed:** 02/27/2024  
**List Price:** **\$399,900** **Org. List Price:** \$399,900  
**Listing Type:** For Sale **Property Type:** Single Family Building  
**Style:** 2 story above ground, Cabin, Fixer U **Zoning:** Rural residential  
**Subtype:** Site Built, Resale Home, Under Construction, HOA-No  
**HOA/Month:** 0.00 -- Includes:

**General Listing Information:**

**Beds:** 4 **Sq Ft Total:** 1,760 **Acres:** 35.98  
**Full Baths:** 1 **Sq Ft Main:** 1,040 **Lot Sq Ft:** 1,567,289  
**1/2 Baths:** 0 **Sq Ft Upstairs:** 720 **Lot Dim:**  
**3/4 Baths:** 0 **Sq Ft Downstairs:** 0 **Frontage:**  
**# Garage:** 1 Attached, Auto Door(s) **Depth:**  
**Garage Sq. Ft.:** 1,040 **Sq Ft Other:** 0 **Yr Built:** 2002  
**# Carport:** 0 **Sq Ft Unfinished:** 0 **Yr Remodeled:**  
**# Levels:** 3 (2 above ground) **Sq Ft Source:** Agent Measure **Total Rooms:** 7  
**Finance Terms:** Cash, Conv. **Bsmt Type:** None **Main Bdrm Lvl:** Main

**Floorplan & Room Dimensions:**

Level	Name	Dims	Ceil.	Remarks	Level	Name	Dims	Ceil.	Remarks
Main	Bath Full	9.5x7.8			Main	Living	24.7x13		
Main	Bedroom	13.4x12.7			Upper	Bath 1/2	9.5x7.8		
Main	Bedroom	13.4x12.7			Upper	Bedroom	20x13.5		Dormer closet
Main	Kitchen	15.4x12.5			Upper	Bedroom	20x13.5		No closet
Main	Laundry	3.2x3.10		Stackable					

**Location Information:**

**Address:** 950 Haven Rd - Westcliffe, CO 81252 - #: 5 **Elem. School:** Custer County  
**Area:** Custer County- NE **Section:**  
**County:** Custer **Range:**  
**Subdivision:** Antelope Haven **Township:**  
**Gate #:** **Tax APN #:** 0010033457 **High School:**  
**Legal Desc.:** LOT 5 ANTELOPE HAVEN **Taxes Annual:** \$759.60 **GPS:** N38° 10.433' W105° 26.725'  
**Directions:** From 4-way stop in Westcliffe, N on Hwy 69, right on CR 241 (at Fairgrounds) toward Lake DeWeese, right on Haven Rd, approximately 1 mile, property on left, no sign at Seller request. 38.17387530 -105.44540950

**Construction Information:**

**Exterior Constr:** Frame, Siding **Roof Type:** Metal **Foundation:** Stem Wall  
**Heating:** See Remarks **Air Cond.:** None

**Comments/Remarks: Outstanding Location Ready for Renovation**

**Public Remarks:** This 35.98-acre property is a bargain to be had! NO HOA! This home/cabin is being sold absolutely AS IS, offering a world of potential to the right buyer. Don't stop at the first few photos, delve into the interior and see for yourself the possibilities! This home could be finished with four bedrooms, or you could have 3 bedrooms with an office. Take that one step further, and there could be two bedrooms and two offices. OR, 2 bedrooms, an office, and an upstairs family room or primary suite. I think you can see that being able to finish this home to your specifications is a plus! The well and septic are installed, and the interior is partially finished. Brand new kitchen cabinets are ready for installation, and the sellers will be leaving the dishwasher, refrigerator, and washer and dryer. This acreage has plenty of land for horses, as well as outstanding views of the Sangre de Cristo mountains. Located just 5 minutes from Westcliffe, it's less than a mile to a paved road. There is substantial cleanup of the property needed. Showings are scheduled by appointment only, and you must have a licensed real estate Broker attend to access the property.

**Utilities Services:**

**Utilities:** Legal Access: Yes, Power: Line To Property, Septic: Has Tank, Water: Private Well (Drilled)

**Features:**

**Features Prop.:** Access- All Year, Fenced- Partial, Horse Property, Trees, View of Mountains  
**Features Int.:** Flooring: Tile/Clay, Vaulted Ceilings  
**Appliances:** Dishwasher, Refrigerator, Washer & Dryer

Listed By: Kimberly Powers - Summit &amp; Main Realty Group

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



**MLS #: 2516621 continued...**

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



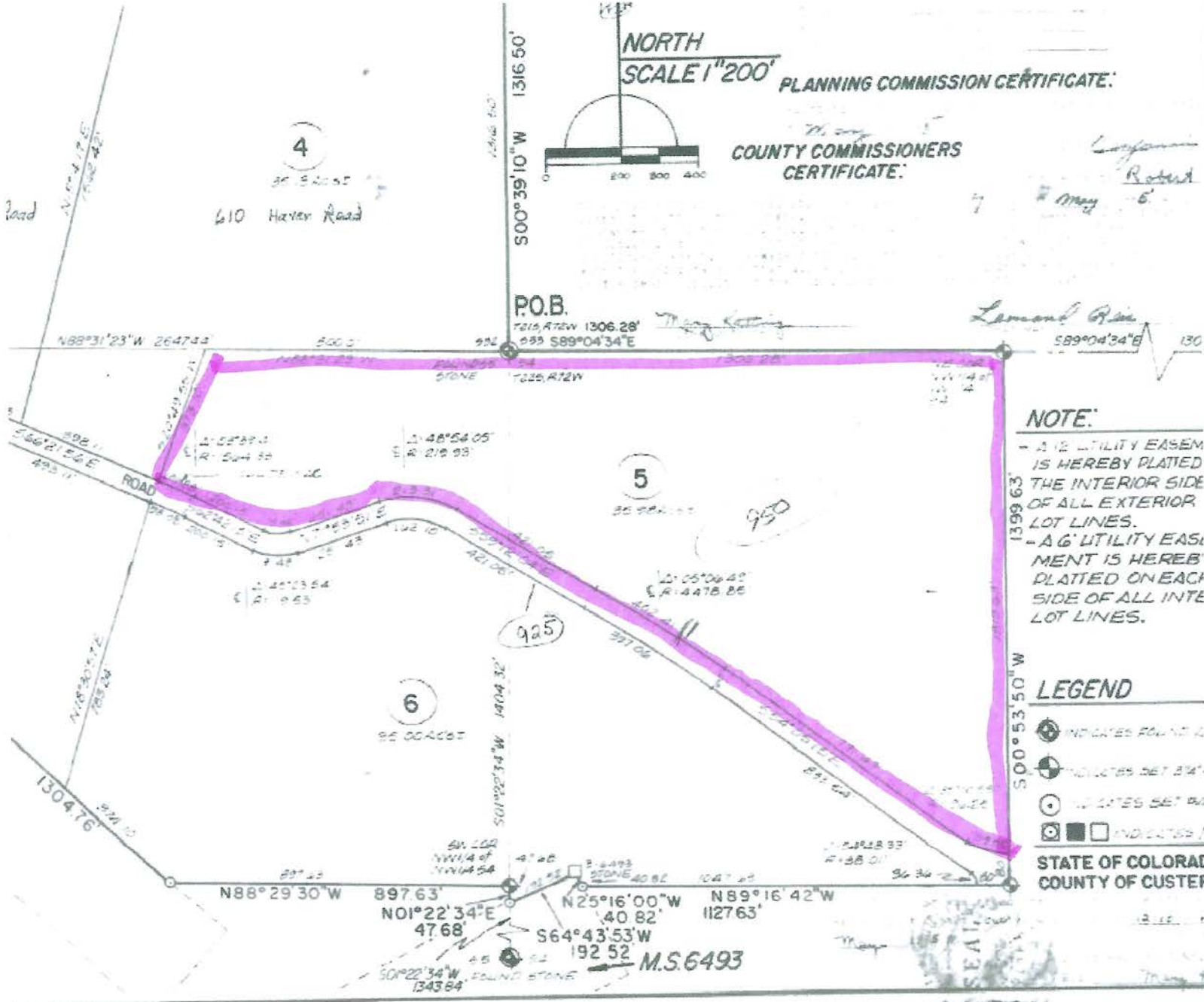
**Summit & Main Realty Group**  
95 Main Street Suite A, PO Box 867  
Westcliffe, CO 81252

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

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







NORTH  
SCALE 1"=200'  
PLANNING COMMISSION CERTIFICATE:

COUNTY COMMISSIONERS  
CERTIFICATE:

**NOTE:**  
- A 12' UTILITY EASEMENT IS HEREBY PLATED THE INTERIOR SIDE OF ALL EXTERIOR LOT LINES.  
- A 6' UTILITY EASEMENT IS HEREBY PLATED ON EACH SIDE OF ALL INTERIOR LOT LINES.

**LEGEND**  
  
 INDICATES FOUND STONE  
 INDICATES SET STAKE  
 INDICATES SET PAI  
 INDICATES FOUND STONE  
 STATE OF COLORADO  
 COUNTY OF CUSTER

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

**CUSTER COUNTY PERMIT FOR  
INSTALLATION OF INDIVIDUAL  
SEWAGE DISPOSAL SYSTEM**

100-33-457

S00091901

Issue date: 9/21/2000

**Daniel Glover**

P. O. Box 584  
Westcliffe, CO 81252  
783-9541

Septic Contractor: **Collins**

Perc tech: **Kit Shy**

Perc date: **5/5/1988**

Applicant: **Owner**

Permit type: **Installation** System type: **Standard**

Property address: **950 Haven Road**

Legal: **Antelope Haven, Lot 5**

Lot size: **35.98 acres** Number of people: **4** Number of bedrooms: **2**

Accessories: Garbage disposal **No** Clothes washer **Yes** Dishwasher **No**

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

Conditions: Depth to bedrock **+96"** Depth to water: **+96"** Slope: **7%**

Hole #1	<b>13.00</b>	Hole #2	<b>11.59</b>	Hole #3	<b>11.43</b>	Average	<b>12.01</b>
Leach Field	<b>436.60</b>						

Number of chambers required, if used (round up for 0.2 or more):

Infiltrators - Bed	<b>16.90</b>	Infiltrators - Trench	<b>14.08</b>
Equalizers - Bed	<b>20.99</b>	Equalizers - Trench	<b>13.67</b>

Comments:

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

*Vernon A. Collins*

*7-30-03*

Licensed Contractor / Homeowner

Date

Inspected on: 9/10/02

By: Chesselring

Amount use tax paid: 2500

Date: 7/30/03

Final approval date: 7/31/03

*[Signature]*  
Zoning Office / Inspector





Septic Inspection

Date: 9/10/02

Property Owner(s): **Daniel Glover**

Property Address: **950 Haven Road**

Inspected By: AL

Legal: **Antelope Haven, Lot 5**

Schedule #: **100-33-457**

Contractor: **Collins**

Permit Number: **S00091901**

Distance of Pipe from House to Tank: 60  
 Number of cleanouts needed (100 feet): 2 - 1 next to house 120ft from tank  
 Check slope (1/2 inch per 2 feet for last 10 feet before tank): OK  
 Type of pipe (schedule number): 40

Tank size: 1000 Is tank level? OK  
 Check tees or baffles on tank: Inlet OK Outlet OK  
 Check seals on pipes entering tank: Inlet OK Outlet OK  
 Check for cracks in tank: OK Date on tank: 8/7/02

Distance of pipe from tank to leach field: 57 Check for slope: OK  
 Check for level distribution field: OK Type of pipe (schedule number): 40

Type of leach field: Infiltr Number, if chambers: 4+4+5+4 = 17  
 Type of baffle used (per installer): plastic  
 Check for screws on chamber connections: OK  
 Configuration: Trench or Bed Check for level: OK  
 Depth: Mand-24 Check distance between trenches (6 feet minimum): —

Distance from well to tank: no well Distance from well to leach field: no well  
 Distance from leach field to any irrigation ditch or creek: no well  
 (Minimums: Cistern - 25'; property line - 10'; water course - 50'; dry gulch - 25')

Additional comments: The run off from house will be diverted around leach field.





DEPARTMENT OF NATURAL RESOURCES  
 1313 SHERMAN ST., RM 818, DENVER, CO 80203  
 phone - info: (303) 866-3587 main: (303) 866-3581  
 fax: (303) 866-3589 http://www.water.state.co.us

Office Use Only

Form GWS-44 (07/2009)

RECEIVED

APR 26 2010

WATER RESOURCES  
 STATE ENGINEER  
 COLO

**RESIDENTIAL** Note: Also use this form to apply for livestock watering  
**Water Well Permit Application**

Review form instructions prior to completing form.  
 The form must be completed in black or blue ink or typed.

**1. Applicant Information**

Name of applicant

DANIEL R. GLOVER

Mailing address

P.O. Box 584

City

SILVERCREEK

State

CO

Zip code

81052

Telephone #

(303) 275-9525

E-mail (optional)

**2. Type Of Application (check applicable boxes)**

- Construct new well  
 Replace existing well  
 Use existing well  
 Change or increase use  
 Change source (aquifer)  
 Reapplication (expired permit)  
 Rooftop precip. collection  
 Other.

**3. Refer To (if applicable)**

Well permit #

Water Court case #

Designated Basin Determination #

Well name or #

**4. Location Of Proposed Well (Important! See Instructions)**

County

CUSTER

NW 1/4 of the NW 1/4

Section

4

Township

22

N or S

N

Range

72

E or W

E

Principal Meridian

610

Distance of well from section lines (section lines are typically not property lines)

ft. from  N  S

ft. from  E  W

For replacement wells only - distance and direction from old well to new well

feet

direction

Well location address (include City, State, Zip)

Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM

Zone 12 or  Zone 13

Units must be Meters

Datum must be NAD83

Unit must be set to true north

Was GPS unit checked for above?  YES

Remember to set Datum to NAD83

Easting:

Northing:

**5. Parcel On Which Well Will Be Located**

(YOU MUST ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. You must check and complete one of the following:

Subdivision: Name ANTELOPE HAVEN  
 Lot 5 Block Filing/Unit

County exemption (attach copy of county approval & survey):  
 Name/# Lot #

Parcel less than 35 acres, not in a subdivision, attach a deed with metes and bounds description recorded prior to June 1, 1972, and a current deed

Mining claim (attach a copy of the deed or survey): Name/#

Square 40 acre parcel as described in Item 4

Parcel of 35 or more acres (attach a metes and bounds description or survey)

Other (attach metes & bounds description or survey and supporting documents)

B. # of acres in parcel

35.7

C. Are you the owner of this parcel?

YES  NO (if no - see instructions)

D. Will this be the only well on this parcel?

YES  NO (if no - list other wells)

E. State Parcel ID# (optional):

**6. Use Of Well (check applicable boxes)**

See instructions to determine use(s) for which you may qualify

A. Ordinary household use in one single-family dwelling (no outside use)

B. Ordinary household use in 1 to 3 single-family dwellings:  
 Number of dwellings: \_\_\_\_\_

Home garden/lawn irrigation, not to exceed one acre:  
 area irrigated 1 sq. ft.  acre

Domestic animal watering - (non-commercial)

C. Livestock watering (on farm/ranch/range/pasture)

**7. Well Data (proposed)**

Maximum pumping rate

gpm

Annual amount to be withdrawn

acre-feet

Total depth

feet

Aquifer

**8. Water Supplier**

Is this parcel within boundaries of a water service area?  YES  NO  
 if yes, provide name of supplier:

**9. Type Of Sewage System**

Septic tank / absorption leach field

Central system: District name:

Vault: Location sewage to be hauled to:

Other (attach copy of engineering design and report)

**10. Proposed Well Driller License #(optional):** 1358

**11. Signature Of Applicant(s) Or Authorized Agent**

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign here (Must be original signature)

Daniel R. Glover

Date

4/20/10

Print name & title

DANIEL R. GLOVER

**Office Use Only**

USGS map name

DWR map no.

Surface elev.

Receipt area only

Rule 623

Trans Number: 3645369  
 4/26/2010 10:02:39 AM  
 Mike Corrigan (15)  
 Total Trans Amt: \$100.00

CHECK

Check Number: 1033  
 Check Amount: \$100.00

The parcel is located in the NW 1/4 of the NW 1/4 of section 4 and the NE 1/4 of the NE 1/4 of section 5

- AQUAMAP   
 WE   
 WR   
 CWCB   
 TOPO   
 MYLAR   
 SB5

DIV 13 WD 13 BA MD





