



4 Bed 2 Bath Home On 35 Private Acres Just Southwest Of Walsenburg Colorado

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Local Colorado Springs-based house flipping company HBR Colorado has listed a 4 bed 2 bath 2063 square foot home for sale in the hills just southwest of Walsenburg, Colorado for \$135,000 with seller financing offered with just 15% down. HBR Colorado purchases homes, renovates them and then relists them back on the market for a higher price to earn a profit. This lead came in through their website a few months ago and the company owner Brian has performed a long list of repairs and property improvements since putting the home under contract.

The home is owned by an out-of-state Florida resident who had the property rented to a large family who caused considerable damage to the home, but Brian was able to rehab the property and gut every room in the house to get it ready for new floors, appliances, countertops, and more. The property has a brand new roof with Owen's Corning Desert Tan Architectural Shingles which are rated for up to 130 mph winds and look amazing.

The property is on 35 acres and was built in 1999. The acreage has some flat areas where additional structures can be added or animals can be raised, but most of the lot is hillside. The views are amazing and there are several grocery stores just minutes away for going to grab food and supplies. The lot is very private, with just one other neighbor on the street. Wildlife is commonly visible on the land such as bear, deer, turkeys, and more. This truly is a quiet, tranquil getaway perfect for a young family that works remotely or a retiree looking for a peaceful place to spend their golden years.

The address of the property is 31010 Fisher's Peak View Dr. Walsenburg, CO 81089 and it has already appraised for \$165,000 several years ago so it will likely be worth over \$170,000 once it has been fully renovated and updated. Seller financing is an option on this property using a rent to own scenario with 15% of the purchase price upfront as a down payment and then \$1000 per month payments due on the first.

Experience the peace and tranquility of living in the hills at 7200 ft elevation just southwest of Walsenburg with convenient access to I-25. Wildlife is visible here such as bear, deer, turkeys, and more. This home has 4 bedrooms and 2 baths and is 2063 Square Feet. It is a modular home with a crawlspace that sits on 35 acres of pristine San Isabel National Forest land. Horses and farm animals are allowed and there are no restrictions, however, most of the lot is hillside but there are some flat areas that can be used for raising animals. One additional structure may be built on the property that is at least 1,000 square feet, but structures under 200 square feet are permissible as long as the appropriate permits are acquired from the POA.

The property has a brand new roof with desert tan Owen's Corning Architectural Shingles rated for 130 mph winds. It has a 15 gallon per minute well with permit and water rights that are transferable to the new owner. There is also a shed out back along with a greenhouse and fire pit. There is a wood-burning stove in the living room that heats up the place extremely well during those cold winter months. The POA does plow the roads in the winter as well for convenient access during the cold season. There is a 200-gallon propane tank that feeds the stove and furnace and can be conveniently filled by calling the local gas company. The hot water heater is electric and in good working condition. The hardwood floors need to be sanded and refinished but are completely salvageable.

The home does need some work such as kitchen appliances, countertops, a dining room floor, flooring throughout the bedrooms, bathroom remodeling, trim, doors, windows, and paint. This home is a blank canvas that is ready for a new buyer's personal touches.

The POA fees for Black Hawk Ranch are \$40 per month and are due every quarter. Please visit this website for more information or call or text Brian directly to schedule a showing at (719) 244-4069.

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For more information about HBR Colorado, contact the company here: HBR Colorado Brian Rudderow 7192860053 rapidhomeliquidation@gmail.com 3094 1/2 W Colorado Ave Colorado Springs, CO 80904

HBR Colorado

HBR Colorado is a professional home buying company based in Colorado Springs, CO who buys houses with cash in one week flat all throughout the state of Colorado.

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