



## **226 West Vallecito Creek Road**

### **Features & Finishes**

#### **HIGHLIGHTS**

Single Level 3 Bedroom, 2 Bath Custom Residence Built in 2003  
Surrounded by Blue Spruce, Pine, Aspens & Perennial Gardens  
Charming Seasonal Creek Running through the Yard + Pond  
Great Room with Vaulted Aspen T & G Ceiling + Skylights + Woodburning Stove  
Covered porches All Around to Take it All In!  
Shop Building Ideal for Workshop + Gardening with Woodburning Stove  
No HOA & No Covenants

#### **INTERIOR FINISHES**

Stainless Steel GE LG Appliances  
Bosche Dishwasher  
4-Burner Stove with Griddle  
Built in Microwave, Trash Drawer, Lazy Susan  
Walk-in Pantry and Built-in Desk Workspace in Kitchen  
Under Cabinet Lighting + Open Décor Shelving  
KraftMade Hickory Cabinets  
Vinyl Clad Windows with Integrated Mullions  
Rough Sawn Pine Window Trim Throughout  
Bath 2 Slab Countertop with Integrated Sink  
6-Panel Wood Interior Doors  
Berber Carpet in Bedrooms, Laminate Wood in Great Room  
Vinyl Flooring in Kitchen and Baths

#### **EXTERIOR FEATURES**

Seasonal Creek + Pond + Perennial Gardens  
Deck Resealed 2024  
Flagstone Front Walk  
Siding is Hardie Plank with Pine Trim

## **VIEWS**

Drainages & Peaks to the North & West:  
Freeman Creek, Lost Creek, Grimes Creek, D Creek,  
Weasel Skin Creek, Sheep Mountain, Irving Peak

## **UTILITIES & INSURANCE**

Two Wood Burning Stoves & Forced Air Heat  
Ferrell Gas Tank Leased (250 gal)  
Pressure Tank for Well  
Central Sewer – Upper Pine Sanitation  
Leonard & Sons Excavation “volunteer plowing” \$100/year  
Current Flood Insurance: Allstate \$754/year  
Current Home Insurance: Traveler’s \$1,088/year

## **NEGOTIABLE ITEMS**

Two couches in Great Room  
Extra freezer in garage  
Honda Foreman 4-wheeler with plow