

**This Property Has It's Own Movie!!
See This Streaming Open House**

@
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282 Long Trail Road

Golden, Co. 80403

1 Bedroom - 1 Bath - 724 Square Feet

\$149,900

Perfect Little Mountain Retreat:

- Tongue & Groove Pine Architecture With Vaulted Ceilings Throughout
- Remodeled Kitchen With New Window, Oak Cabinetry & Tiled Floors
- Large 14x10 Bedroom With ¾ Bath & Closet
- Hardwood Floors Throughout Dinning Room, Family Room & Bedroom
- Newer Roof, Hot Water Heater, Exterior Paint & Insulated Interior & Exterior Walls
- Abundant Well With Newer Pump & 5 Stage Water Filtration System
- Newer Septic System (Can Handle Up to 3 Bedrooms) With All New 4 Inch ABS Plumbing
- Full Service Gas, Electric & Phone To Property
- Lots Of Storage Beneath Home And Large Mechanical Room – All Bone Dry
- Two Out Buildings For Additional Storage
- Large Tree House Serves As Carport & Storage With Living Space Finish Potential
- Circular Drive Around Home
- Long Trail Road Is Re-Graded & The Ditches Maintained Every Other Year By The County

Fantastic Location:

- This Large Half Acre Lot Backs To A Four Acre Land Locked Parcel (No Neighbors Behind)
- Walk To Gilpin County Public Library & Gas Station/Convenience Store
- This Area Is Surrounded By Arapahoe National Forest & Golden Gate State Park
- Located Just Off Highway 119 Between Nederland & Central City – Easy Access to Skiing, Hiking, Fishing, Camping, State Parks, Casinos, Restaurants, etc.
- Rollinsville Grocery Just 10 Minutes To The North– Nederland 15 Minutes To The North & Central City & Black Hawk Just 15 Minutes To The South



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