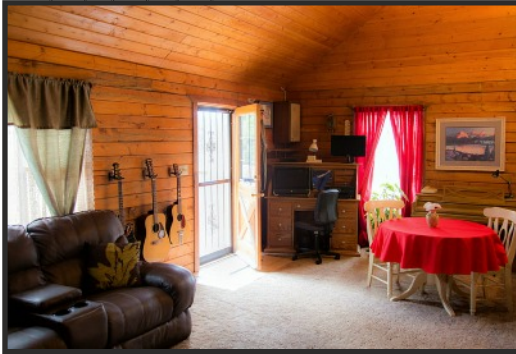
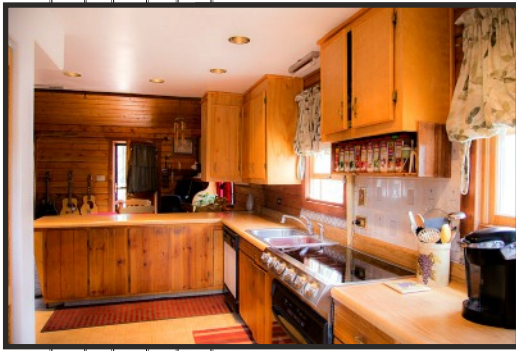


\$315,000



REAL ESTATE



**Buena Vista, Colorado 3 Bar J Estates**  
31330 CR 384 Buena Vista, CO

**The detached garage is a hobbyists or handy persons dream!**

This beautiful home with a view is located in the Upper Arkansas River Valley and in the heart of pristine white water rafting country. Located just far enough North from town and a few minutes from prime hunting and fishing. This single owner property was built with a family in mind, with lots of room inside and out to play.

This 2 acre parcel with a 1200 sq. Ft 4 car tandem heated garage is perfectly situated for quiet family living or running a thriving business.

- 2,054 sq.ft. 3 Beds , 2 Office, 2 Baths
- Full Finished Basement
- 2 Storage Sheds
- Lg Man Cave or Theater Rm
- Lots Of Pinion Trees
- Central Propane Heat
- Double Property Entry
- Large Wood Burning Stove
- Well And Septic Utilities
- Quality Metal Roof
- 4 Car High Ceiling Heated Garage
- Knotty Pine Log Finish



**PSRA Properties**

For more information on the this property go to  
**WWW.PSRAPROPERTIES.COM**



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RELOCATIONS  
MARKETING  
DENVER METRO  
MOUNTAIN PROPERTIES



**PSRA PROPERTIES FROM THE SOUTHERN ROCKIES TO ALASKA**

31330 COUNTY ROAD 384, BUENA VISTA CO 81211



Area:	2 - Buena Vista	County:	Chaffee
Subdivision:	3 Bar J Estates	Total Acres:	1.68
Year Built:	1981	Tax Year:	2015
Taxes Annul:	690	½ Baths:	0
Bedrooms:	3	Construction Built:	Site Built
Full Baths:	2	Exterior Storage:	3
Office:	2	Garage:	4 Car Tandum
Schedule Number:	316131400001		
Interior Storage:	2		

<b>Lot Number:</b>	23	<b>Lot:</b>	1.68 acres
<b>Upper Square Foot:</b>	494	<b>Main Sq. Ft:</b>	780
<b>% Basement Finished:</b>	100%	<b>Lower Sq. Ft:</b>	
		<b>Basement Sq. Ft:</b>	780
		<b>Total Sq Ft:</b>	2054

<b>Covenants:</b>	yes	<b>RV Park:</b>	yes	<b>LG Deck Front</b>	Full Length
<b>Windows:</b>	Double paine	<b>IDX:</b>	780	<b>Deck/Porch Back</b>	yes
<b>Available Internet:</b>	yes	<b>Lower Sq. Ft:</b>		<b>Master Bedrm Deck</b>	
<b>Prop Assoc:</b>	yes	<b>Decks Back</b>	1 Small	<b>Exterior Water</b>	

Level:	Bedrooms	Full Bath	Office	Closets	Deck	Storage	Kitchen	Dinning Room	Laundry Room	Wood Stove	Family Room	Living Room
<b>Upper:</b>	1	1		2	1							
<b>Main:</b>	1	1		3	2	1	1	1	1	1		1
<b>Basement:</b>	1		2	3		2						
<b>Lower Tri-level</b>	N/A											

<b>Style:</b>	2 - Story	<b>Heating:</b>	Forced Air, Wood Stove
<b>Interior Features:</b>	Log Style	<b>Lot Description:</b>	Level, Mtn Views, Part wooded, Treed
<b>Exterior Features:</b>	Circular Drive Way	<b>Deck:</b>	3 Decks, Front Full Deck
<b>Appliances:</b>	Cook Top, Washer, Dryer	<b>Fireplace</b>	Wood Stove
<b>Exterior Finish</b>	Log	<b>Utilities</b>	Elec, Phone, Sewer Septic, Well Propane
<b>Special Features</b>	1 Garage, 2 Storage Sheds, Close to Town, Easy Access.	<b>Flooring</b>	Carpet / Vinyl
<b>Garage:</b>	4 Car Detached, RV Parking	<b>Basement</b>	Finished, Full, Plumbed
<b>Roof:</b>	Metal	<b>Terms:</b>	Cash, New Loan, USDA Loan

<b>Property Inclusions:</b>	Refrigerator, Cook Top Stove, Oven Dishwasher, Wood Stove, Washer Dryer
<b>Property Exclusions:</b>	Sellers Personal Property
<b>Legal:</b>	Lot 23 3 Bar J Estates B439 P887
<b>Directions:</b>	North on Hwy 24, East on County Road 384. 2 <sup>nd</sup> Right, Corner property on right of 384 & 384B

**The home is located in Prime Sportsman's Country**

This well established home has plenty of room for a family, and business opportunities. With a huge detached, high ceiling garage. The 1,200 sq. ft. garage is heated, plumbed, cemented floor and insulated. This home has scenic views, with open style family kitchen, living room and dining. Basement has established plumbing for a third bathroom, 2 rooms for offices/s/hobbies, large theater/TV family room. The home offers nice outdoor living space with deck's, and clean well cared for lot, with easy access paved and plowed roads. With close proximity to store's, schools, restaurants, the Arkansas River and thousands of acres of prime BLM land for hunting, fishing and hiking.