

Rosita Southwestern

1.20 Acres

Custer County, CO

\$630,000



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Activities & Amenities

Hiking/Climbing
House/Cabin
Outbuilding/Barn/Shed/Shop

Land Details

Address: 7033 County Road 328,
Westcliffe, Colorado 81252, USA
Closest Town: Rosita
Total Acres: 1.20
Deeded Acres: 1.20
Zoning: Residential
Topography: Flat and slopped
Estimated Taxes: \$2,516.68 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Homes: Southwestern
Style of Home(s): Single Story - Southwestern
Finished Sq. Ft.: 1872
Unfinished Sq. Ft.: 1872
Bedrooms: 3
Full Bathrooms: 3
Basement: Unfinished
Parking Types: Detached
Garage & Attached Garage
Total # of Spaces: 3
Outbuildings: 1
Types of Outbuildings: 1 car garage
Other Improvements: Fenced yard
Fence Type: Chain-link
Heating Systems: Forced Air
Foundations: Stem Wall - Basement



Property Summary

This stunning 1,872 sq ft southwestern-style home in Rosita, CO, offers rustic charm with knotty pine ceilings, wood and ceramic tile floors, a farmhouse sink, and a butcher block island. Enjoy breathtaking views of the Sangre de Cristo Mountains from the 680 sq ft covered deck. The property includes a detached garage, workshop, and unfinished basement. Perfectly located for outdoor activities like hiking, fishing, skiing, and hunting





Land

Nestled in the scenic heart of Rosita, Colorado, this property offers not only a beautiful home but also stunning views of the Sangre de Cristo Mountains. The property provides a peaceful retreat, where one can enjoy simply soaking in the natural beauty and fresh mountain air of the surroundings. The large deck faces west, offering breathtaking views and a serene spot to watch the sun rise or set over the mountains.

Improvements

This gorgeous southwestern-style home boasts 1,872 sq ft of living space on the main level, complemented by an additional 1,872 sq ft unfinished basement, garage, and workshop area. The interior exudes rustic charm with a farmhouse sink, custom cabinetry, wood flooring, and a stunning butcher block island in the kitchen. A convenient pantry and laundry room are located just off the kitchen. The home features beautiful knotty pine ceilings, hardwood, and ceramic tile flooring throughout. With three spacious bedrooms and two full bathrooms, the master suite opens through French doors to an expansive 680 sq ft covered deck. A detached 1-car garage adds extra storage or workspace, perfect for your vehicles or hobbies.

Recreation

The location of this home makes it an ideal hub for outdoor enthusiasts. Whether you enjoy hunting in the nearby forests, fishing in the renowned Arkansas River, skiing at Monarch Ski Resort, or hiking along the famed Rainbow Trail, this property is perfectly situated to support a wide array of recreational activities. With such a diverse range of nearby outdoor adventures, you'll never run out of opportunities to explore and enjoy Colorado's stunning wilderness.





Region & Climate

Climate in Westcliffe/Silver Cliff, Colorado

- Westcliffe/Silver Cliff, Colorado gets 14 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Westcliffe/Silver Cliff averages 86 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 260 sunny days per year in Westcliffe/Silver Cliff. The US average is 205 sunny days.
- Westcliffe/Silver Cliff gets some kind of precipitation, on average, 83 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted, you have to get at least .01 inches on the ground to measure.

Weather Highlights

- **Summer High:** the July high is around 81 degrees
- **Winter Low:** the January low is 8
- **Rain:** averages 14 inches of rain a year
- **Snow:** averages 70 inches of snow a year





Location

Located in the heart of historic Rosita, Colorado, this property offers a perfect balance of secluded country living with access to modern conveniences. Just a short drive to the towns of Westcliffe and Canon City, you'll have access to shopping, dining, and community amenities while still enjoying the quiet beauty of this rural mountain town. Breathtaking mountain views, crisp clean air, and proximity to endless outdoor activities make this home a perfect location for those seeking both tranquility and adventure.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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testimonials





38.09946, -105.33348




ROSITA ROSE
GUEST HOUSE

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

 Boundary



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