

Black Bear Hollow
656 Black Bear Drive
Divide, CO 80814

\$522,000
2.060± Acres
Teller County



**Black Bear Hollow
Divide, CO / Teller County**

SUMMARY

Address

656 Black Bear Drive

City, State Zip

Divide, CO 80814

County

Teller County

Type

Residential Property

Latitude / Longitude

38.998066 / -105.151411

Taxes (Annually)

1953

HOA (Annually)

125

Dwelling Square Feet

2300

Bedrooms / Bathrooms

4 / 3.5

Acreage

2.060

Price

\$522,000

Property Website

<https://greatplainslandcompany.com/detail/black-bear-hollow-teller-colorado/43258/>



PROPERTY DESCRIPTION

Welcome to "Black Bear Hollow" in beautiful Teller County.

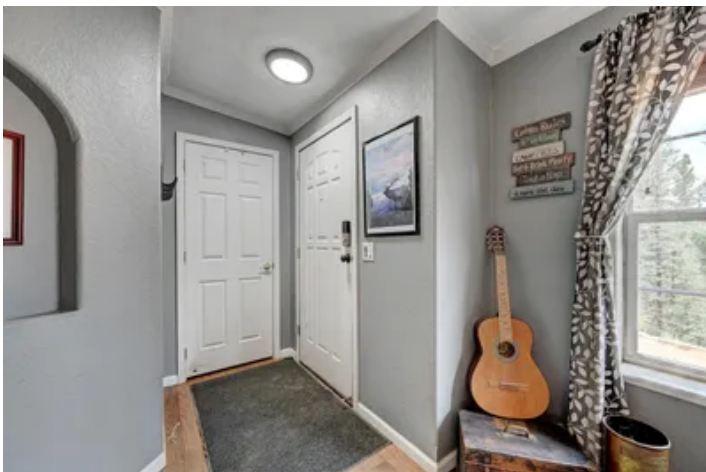
This is a fantastic end of the road property with a well thought out hobby farm that is sure to impress anyone! This 4 bedroom / 3 bath 2,300 square foot modular home has been nicely renovated to give that modern cabin feel yet have high end appliances and epoxy countertops to give it a fantastic look. This home is paired with a large 800 sq ft. greenhouse that has 2 stalls, insulated chicken coop, and an 8000-gallon cistern to enable for supplemental watering of plants and animals. Inside the home is a welcoming wood burning stove with rustic stone wall and presents an excellent gathering area in the center of the home. The kitchen is well equipped with gas stove, top of the line Samsung appliances and separate beverage cooler as well as new washer and dryer. The master bedroom is on one side of the house while the remaining Jack & Jill bedrooms are on the other. To sweeten the deal, the sellers are going to give the buyers their choice of flooring and credit \$8,000 off of the sale price.

There are several additional attributes of this property that make it unique and desirable. You will notice the rustic log siding and detached drive-thru garage making it easily accessible and contains its own wood burning stove as well as 110 and 220 volt outlets on the work bench for all of those projects. Also, off of the back of the house is a small "man cave" as well as a very inviting and elevated patio used to enjoy those summer evenings on the deck. Being a part of the Aspen Moors subdivision, there is a 1/43 ownership share into the common area which consists of over a mile of walking trail and a large pond just off of the corner of the property. And for those that want to venture further, the National Forest (GMU 511) is approximately 1/4 mile away and leads to endless recreational opportunities.

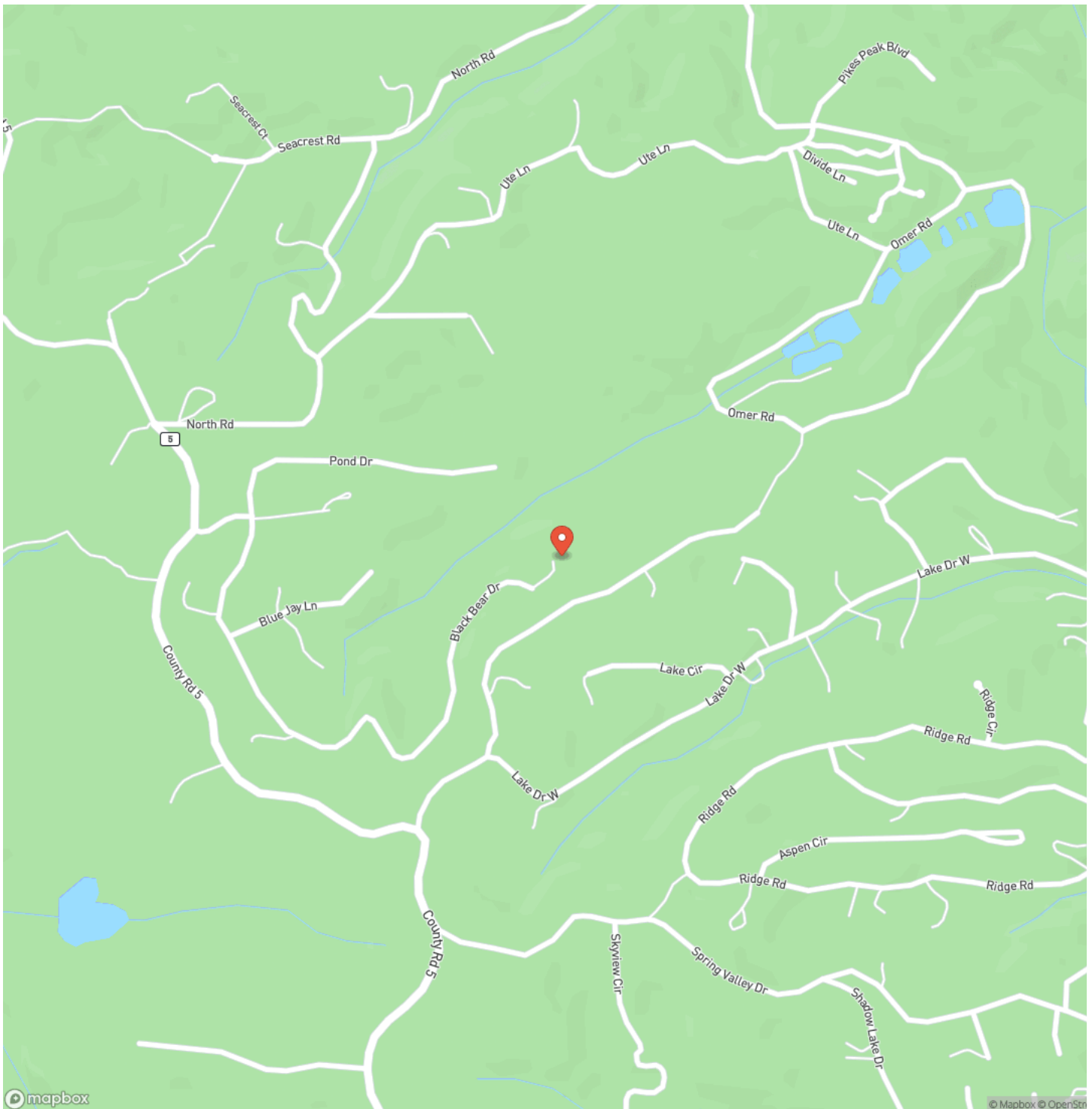
Dont miss your chance to see this wonderful home on 2 acres

Call for an exclusive showing

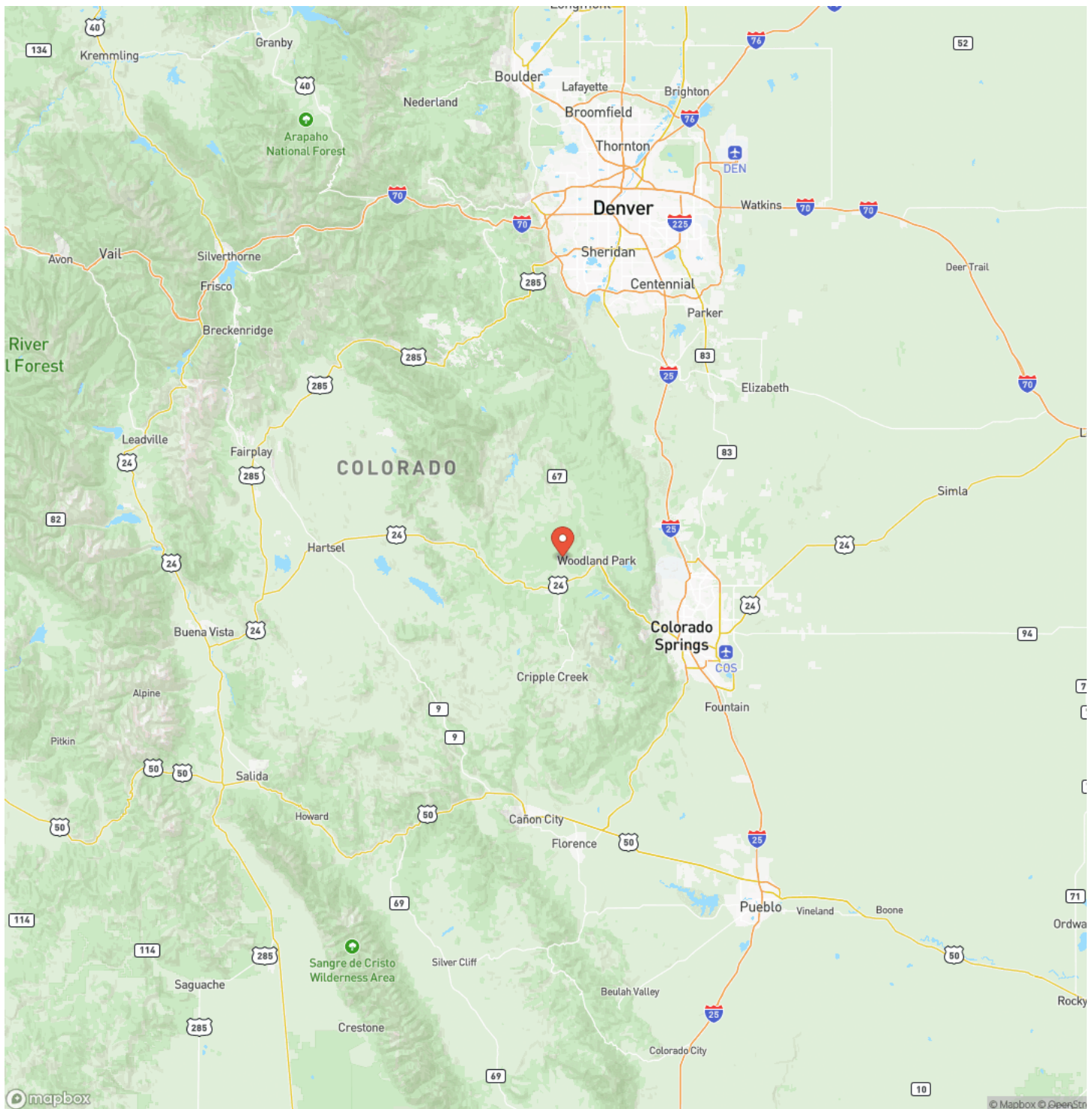
**Black Bear Hollow
Divide, CO / Teller County**



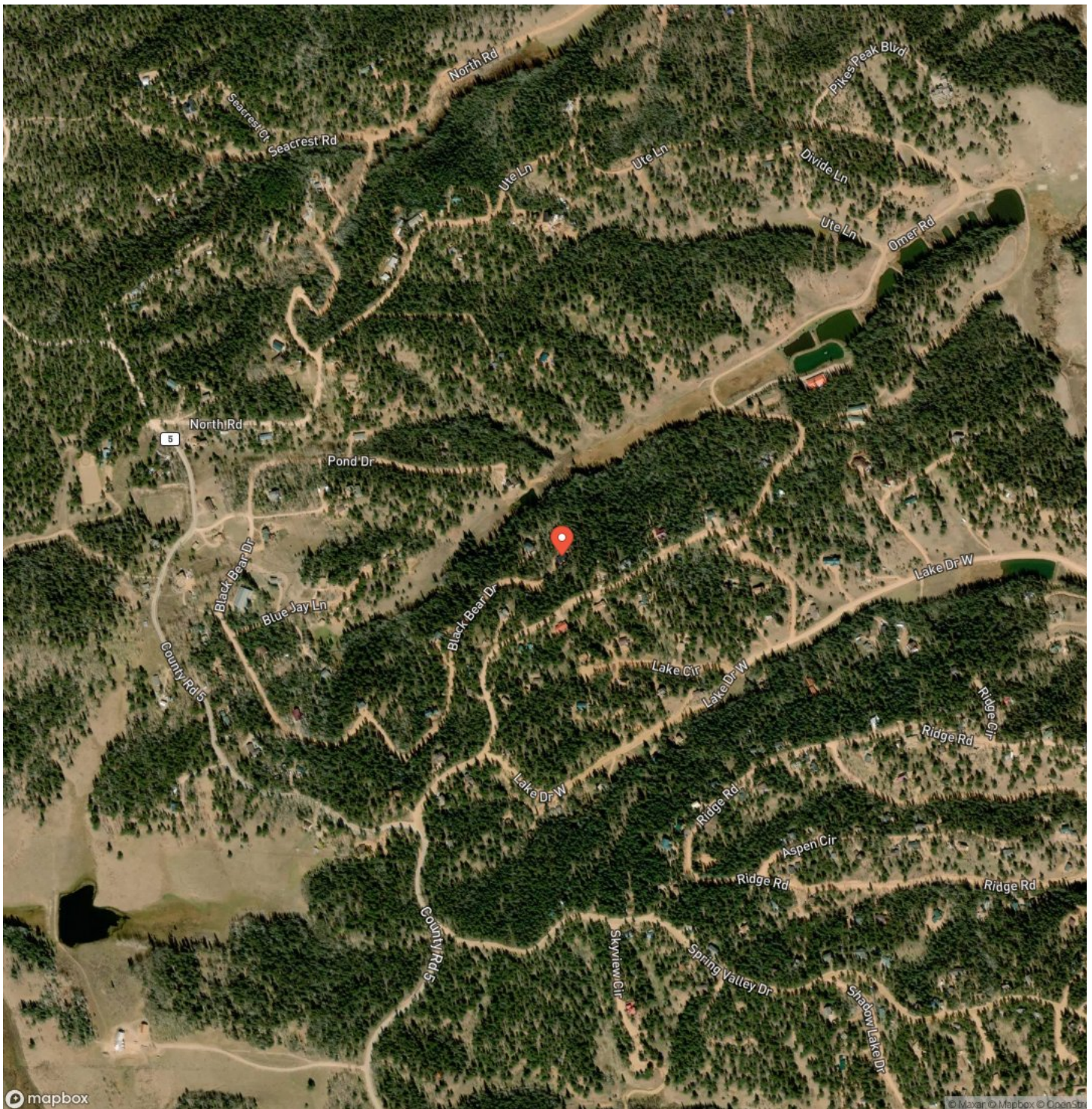
Locator Map



Locator Map



Satellite Map



Black Bear Hollow Divide, CO / Teller County

LISTING REPRESENTATIVE

For more information contact:



Representative

Clint Whiting

Mobile

(719) 387-9375

Email

clint@greatplains.land

Address

City / State / Zip

Divide, CO 80814

NOTES

[illegible]

MORE INFO ONLINE:

greatplainslandcompany.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



GREAT PLAINS

LAND CO.

MORE INFO ONLINE:

greatplainslandcompany.com

Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

