

Milton Hill, Broker Associate

Spectacular Views, Top of the Hill House

*35 acres
with
panoramic
views.*

*Great for
livestock
and
horses.*



- Three Bedroom/ Two Bath home, 1,540 sq. ft.
- Big treated deck to take advantage of the views.
- Fenced for livestock with corrals & outbuildings.

- Peaceful setting in Canyon Valley Ranch
- 20 minutes west of Steamboat Springs.
- Excellent high volume well
- Plenty of water for livestock.

\$300,000



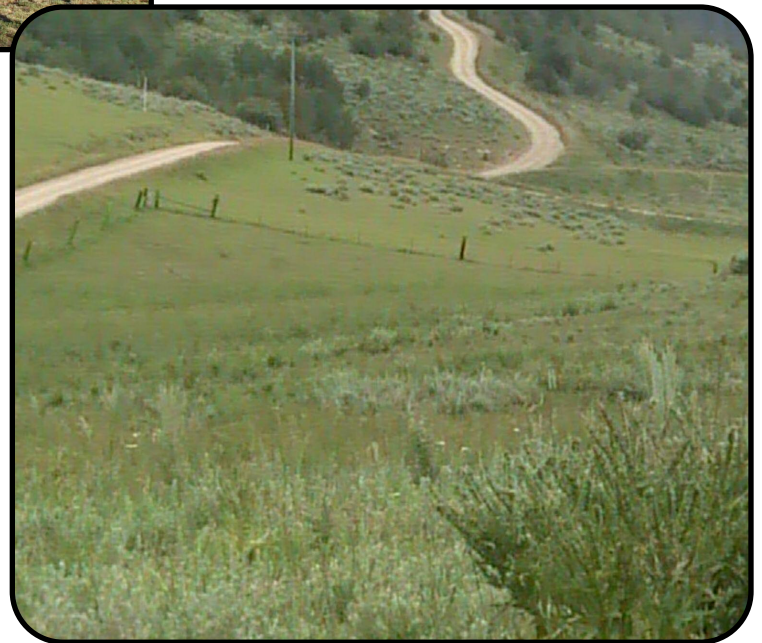
Exclusively Listed by: Upper Yampa Realty, Inc.
218 E. Main Street, Oak Creek, Colorado • (970) 736-8454
email: uyri@steamboatsouth.com • www.colorado-ranches.com



Relax and let your cares fall away in this Finnish Sauna. It also has a shower and dressing room. Heat the rocks with wood and then steam away!



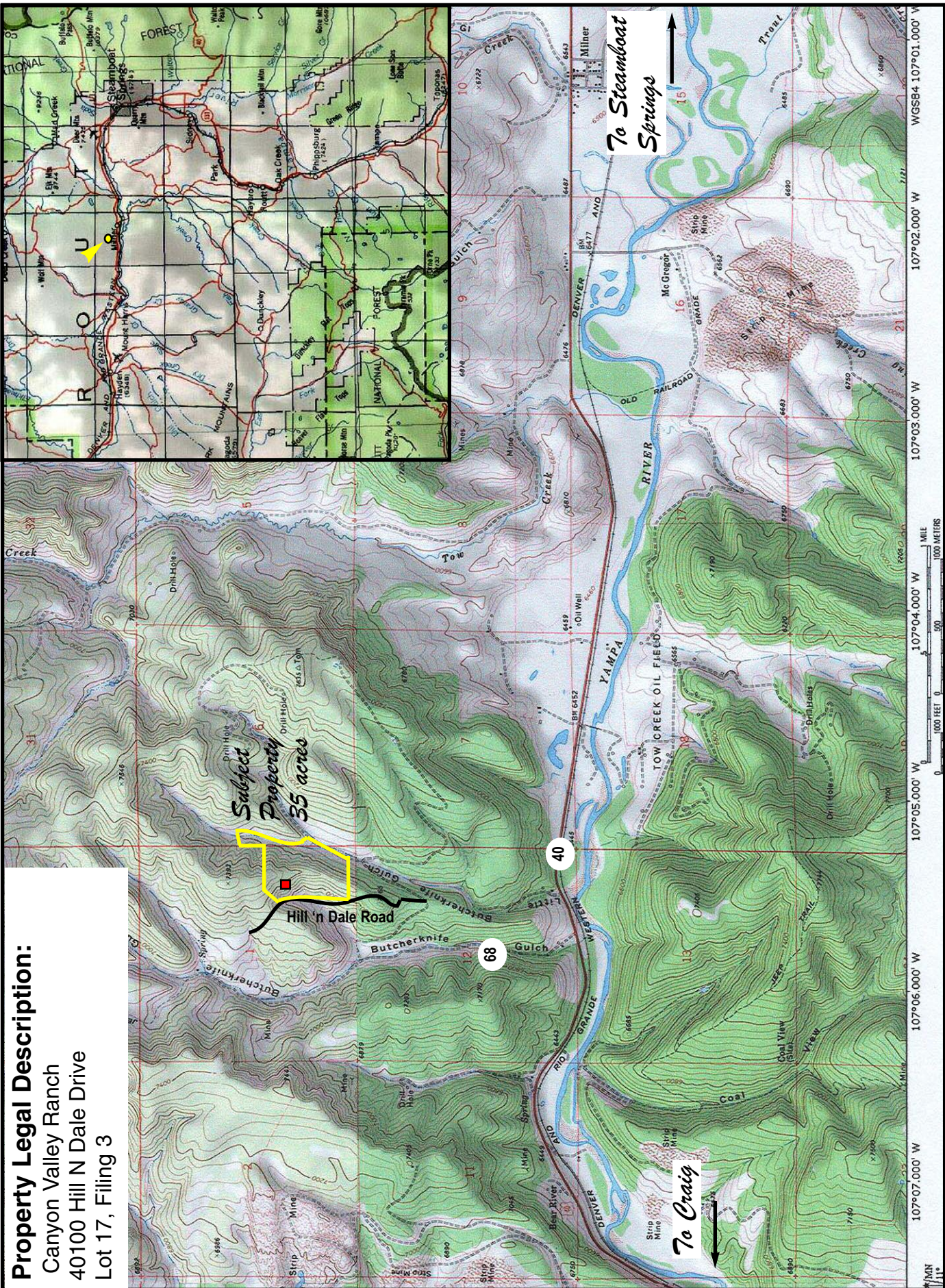
Finnish Steam Sauna with Shower



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Property Legal Description:

Canyon Valley Ranch
40100 Hill N Dale Drive
Lot 17, Filing 3



Land areas are approximate and subject to survey. Map is intended as a visual aid only; its accuracy is not guaranteed. Prospective purchasers should make their own independent inspections of the property to verify any and all facts and details to their satisfaction prior to making an offer.