

8187 Ouray Drive, Longmont, Colorado, United States



Category: for sale

Price: \$2,200,000.00

Basic Facts

MLS#: 793226	Bedrooms: 3	Taxes: \$8,936 in 2015
Acreage: 160.61	Bathrooms:	Electricity:
Total sq ft: 2,016	Garage spaces: 2	Gas: Xcel
Finished sq ft: 2,016	Built In: 1970	Water: Left Hand Water
Basement sq ft: 0	Zoning:	Water Rights: Yes - See description

Description:

Rich in history and nostalgia, this property is one of the last homestead farms in Boulder County. The sunrise views of the Flatirons are breathtaking and there's a plethora of birds and other wildlife. You can fix-up the existing home or rebuild completely. The irrigated farm land produces a superb hay crop and acres for grazing livestock. Build a barn on the west parcel and bring the horses. The possibilities abound here. The charming scenic location is private and rural, yet close to everything -- only minutes from Boulder.

Water rights: 150 shares Left Hand Ditch; 160/80 Table Mountain Ditch

Neighbourhood:

High School: Silver Creek

Middle School: Altona

Elementary School: Blue Mountain

Features:

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- Wooded lot
- Sloping lot
- Plains View

Inclusions:

- Refrigerator
- oven

- Partially fenced
- Native grass
- Machine Shed
- Loafing shed
- Livestock Shed
- level lot
- Horses allowed
- Foothills View
- Evergreen trees
- Corrals
- City View
- Barn
- Backrange/snow capped
- Abuts Private Open Space
- Abuts farmland