





Santa Fe Trail Ranch Dream Log Home \$560,000

33245 Fox Trail, Lot D82

This 3876 sq ft log home is a must see if you have ever dreamed of living in a beautiful log home with room to stretch. Built by other quality log home owners who will be your neighbors. Santa Fe Trail ranch is a community of 35 acre lots sitting in the pine trees with awesome big views in every direction. Located in Southern Colorado with 300 sunny days a year you can have the best of all worlds.

- 10” Swedish Cope Log Home
- 3 bedroom (large master suite, large guest suite, nice 3rd bedroom)
- Huge gourmet kitchen, large island and bar top
- All granite tops throughout house
- Beautiful custom cabinetry throughout
- 2 ½ bath
- master bath – double vanity, tiled walk-in shower
- guest bath – tub/tiled shower
- large walk-in closets in both the master and guest suites
- large rec room on the walkout level
- private office
- Front and rear covered porches totaling 1100 square feet plus 500 square foot covered patio in rear on walkout level
- Decking is all beautiful Brazilian Redwood (low maintenance)
- Radiant floor heat throughout
- Huge open floor plan for entry into great room, dining and kitchen
- Beautiful knotty pine vaulted ceiling in Kitchen, Dining and Great Room
- Breezeway between garage and house
- Powder bath and laundry room located in breezeway
- Oversized garage insulated and finished
- Bonus storage under breezeway
- Wood Burning Stove
- Beautiful Juniper mantle and rockwork behind Wood Stove
- Walkout level wrapped in stone
- Walkout level foundation constructed using insulated concrete forms
- Municipal Water System
- 15 minutes to Trinidad
- 25 minutes to Jack Nicklaus signature links golf course
- High speed internet available
- 35 acre lot with unbelievable views of Raton Mesa
- 50 year composite roof, durable sickens stain, flashed fascia for low maintenance

Call Tony at 719 859-0521 to schedule a viewing

Comparison Between Building a Quality Home on Santa Fe Trail Ranch and Buying This New Home

Typical cost of a 35 acre Lot on SFTR plus preparation and utilities for any home on the ranch are in the range of \$130,000.

\$130,000 - This includes the cost of a city water tap, cistern, water lines, septic permit, septic tank, leech field, electric hook up, drive way, land clearing for house and drive, base and rock for drive, defensible space and a nice 35 acre lot. Of course these costs can vary from lot to lot. A challenging home site can have significantly higher costs for site preparation.

This new home is reduced to \$560,000. Subtracting \$130,000 for the land and site prep would allow a build cost of this house at \$430,000. Today's actual build cost for this home is in the neighborhood of \$480,000. That's a \$50,000 Savings.

Additional savings compared to building a new home may include construction loan origination costs, interest paid during construction without the use of the home, travel expenses during construction and the hassle factor. (Don't underestimate the hassle factor!) Other considerations may be rising costs of building materials due to rising fuel prices and potential increases in mortgage loan rates which are at historic lows.

Additional features of this property include the benefit of the Fox Trail Fuel break which is in progress and the significant thinning and undergrowth reduction that has been completed by neighboring land owners. Also, the adjacent lots on either side of the log home lot have extensive trail systems. 1 of the 2 owners of Santa Fe Trail log Homes owns and lives on the adjacent lot with 1½ miles of trails. If the buyer of this home desires, Santa Fe Trail Log Homes would put a trail on their new lot that would connect both adjacent lot trail systems so that the 3 lots totaling over 105 acres would have a very nice interconnected private trail system for mutual enjoyment. The other adjacent lot owner is in agreement if the buyer would like to do this.

Call Tony at 719 859-0521 to view the home and answer your questions

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