



**RE/MAX
ALLIANCE**

ON THE MARKET AT **\$349,000**



YOU CAN'T BUY THESE VIEWS FOR LESS!

This rustic 2 bed / 1 bath, 1,544 sq ft mountain home on a flat 0.34 acre lot is now available for the first time in twenty years! The upper level living room with wood fireplace and walkout deck offer breathtaking Divide views and magical sunsets. The lower level includes both bedrooms, galley kitchen, and family room with wood accents throughout. Easy access off highway 72 allows for a fully paved and short commute to Boulder, Arvada & Golden. Sale includes an additional 0.1 acre lot with 2 rustic cabins you can use as storage or simply enjoy their historical ambiance. Proven history as a long term rental for the prospective investor. All this and low Gilpin County taxes - this home is priced to sell and won't last long.

- Facilities:** Septic & Well
- Zoning:** Residential (RR)
- Parcel:** 0.34 Acre and 0.10 Acre
- Features:** Continental Divide Views
Two Cabins included
Marked Corners

**63 SILLASEN LN
GOLDEN, COLORADO**

**2
BED**

**1
BATH**

**2
LOTS**

**1544
SQ FT**



**HOMES
BY JACKIE JONES**



JACKIE JONES

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**MOVING
MOUNTAINS
FOR YOU®**