

Cabin in the Clouds



1773 Mathilde Place
Forbes Park
Fort Garland, Colorado
81133

1½ story, 2518 sq. ft., single-family home on 2.3 acres. Located in Forbes Park gated community.

Built in 2009 by retired commercial builder Chuck Walters

Floorplan – Master suite, laundry and half bath all located on main floor.

Second bedroom, loft bunkroom and 'Jack & Jill' bath on second floor.

Main Floor – 1598 sq. ft.

Master Bedroom – 14x11, Built-in cabinets, bookcases and window seat.

Master Bath – Tub w/ shower, two sink vanity, closet, linen closet, built-in storage drawer stack.

Living Room – 21x21, high vaulted ceiling, large picture windows looking out to mountain vista, built-in cabinets, Heatilator wood burning heater.

Front Deck – 63x10 approx 700 sq. ft.

Dining Room – 11x10

Kitchen – 15x11 Custom cabinet fronts, stainless steel side-by-side refrigerator, stove, microwave and dishwasher all purchased 2009 or after.

Mud Room – 12x6 Built-in storage cabinets.

Half Bath – adjoins Mud Room

Laundry Room – built-in cabinets, washer and dryer purchased in 2009

Additional secure storage area – 10x6 adjoining covered back deck.

Mechanical Room – water heater, pump controls, pressure tank, storage.

Upper Floor – 920 sq. ft.

Bedroom – 14x13, large closet, ceiling fan

Bunkroom Area – 19x14 loft area, ceiling fan

Full Bath – 10x8 (Jack&Jill)

Storage – all 4 attic corners have floors and easy access.

Construction - SIP – Structural Insulated Panel Construction – Floors, exterior walls, ceilings and roof are all of SIP construction.

Foundation - insulated, poured stem walls w/ pier and beam system, approx. 1500sq. ft. crawl space/approx. 7 ft. height.

Roof - 26 gauge forest green metal roof, soffit and fascia.

Exterior - 2x12 split logs

Windows – Weather Shield Double-glazed, insulated, Low-E with screens.

Interior Finishes – Majority of ceilings and second floor walls are 1x4 tongue and groove Aspen. Balance of walls and ceilings are finished and painted drywall.

Appliances and Furniture – All appliances and furnishings (except the bed in master bedroom) will remain.

Heat – The Heatilator woodburning heater mounted in-wall in the living room will heat the entire house. If additional space heating is desired there are 20amp outlets on the second floor.

Private, domestic water well - #.#gpm 1500 gal. private septic system – installed in 2009

Gravelled driveway in good condition

Phone and Internet – available through Blanca Telephone, Alamosa.

Annual Homeowners dues - \$220 as of 2015

Annual Property Taxes - \$1636 as of 2015

All roads within the park are maintained by the Forbes Park Homeowners Association.

During the winter, all main roads are kept open. If you plan on being at the cabin during the snow, call the office 4-5 days ahead so they can make sure the road to your driveway is cleared; they will maintain it while you are there. Your driveway beyond the road is your responsibility. There are people within the park that will clear and keep your driveway open for a fee.

From the property there are magnificent views of the east and west Spanish Peaks and the Culebra range.

Abundant wildlife – deer, elk and bear.

Although no hunting is allowed in Forbes Park, the boundary of San Isabel National Forest is approximately 300-400 yards from the deck and visible from the front of the house. Hunting is allowed within the National Forest with appropriate licenses and permits.

The lake in front is snow melt and contains no fish. However there are several creeks at the back of the park that have native cutthroat trout in them.

The 2.3 acre lot borders the large public area that continues too the back of the park.

The property is within an hour and a half of three major ski resorts, historic Creede, Colorado, the Conejos River known for its incredible fishing, Red River and Taos New Mexico and Pueblo, Colorado. Colorado Springs is about 2½ hours and Denver about 3½.