



**RE/MAX
ALLIANCE**

**OPEN HOUSE SUNDAY 2/20/22, NOON - 2PM
ON THE MARKET AT \$399,999**



THE BEGINNING OF YOUR MOUNTAIN ADVENTURE

Don't blink or you may miss this quintessential cabin in the Old Town neighborhood of Nederland, Colorado! Positioned on a private & fenced lot, this 1 bedroom plus bonus loft has numerous recent updates & has also been upgraded to convenient natural gas service. The large backyard is perfect for furry companions & also includes a large shed for storing for all your toys. Great walkability to town, easy & maintained access to the Peak To Peak Highway, & unlimited outdoor adventure including Eldora Mountain resort just minutes away. If you are looking for the perfect basecamp to explore the mountain lifestyle or an income producing property, this opportunity is hard to beat!

- Facilities:** Town Water and Sewer
- Zoning:** HDR
- Parcel:** 0.07 acres
- Features:** Close to RTD Bus Stop
Eldora is 10 minute drive or ride RTD
Walking distance to Shops & Restaurants



**446 S HENDRICKS ST
NEDERLAND, COLORADO**

**1
BED**

**1
BATH**

**546
SQ FT**

**IN
TOWN**



**HOMES
BY JACKIE JONES**



JACKIE JONES

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**MOVING
MOUNTAINS
FOR YOU®**