

23693 County Road 35
La Salle, Colorado

Five Bedrooms + Loft/Flex Space • Two Bathrooms • 2+ Acres



Walk into instant equity as this property was appraised in May 2023 for \$615,000!
Being sold as-is in its current condition, which needs a little TLC, but it is priced accordingly + the sellers are motivated! Don't let the interest rates hold you back;

contact broker to discuss a rate buy-down!



More online

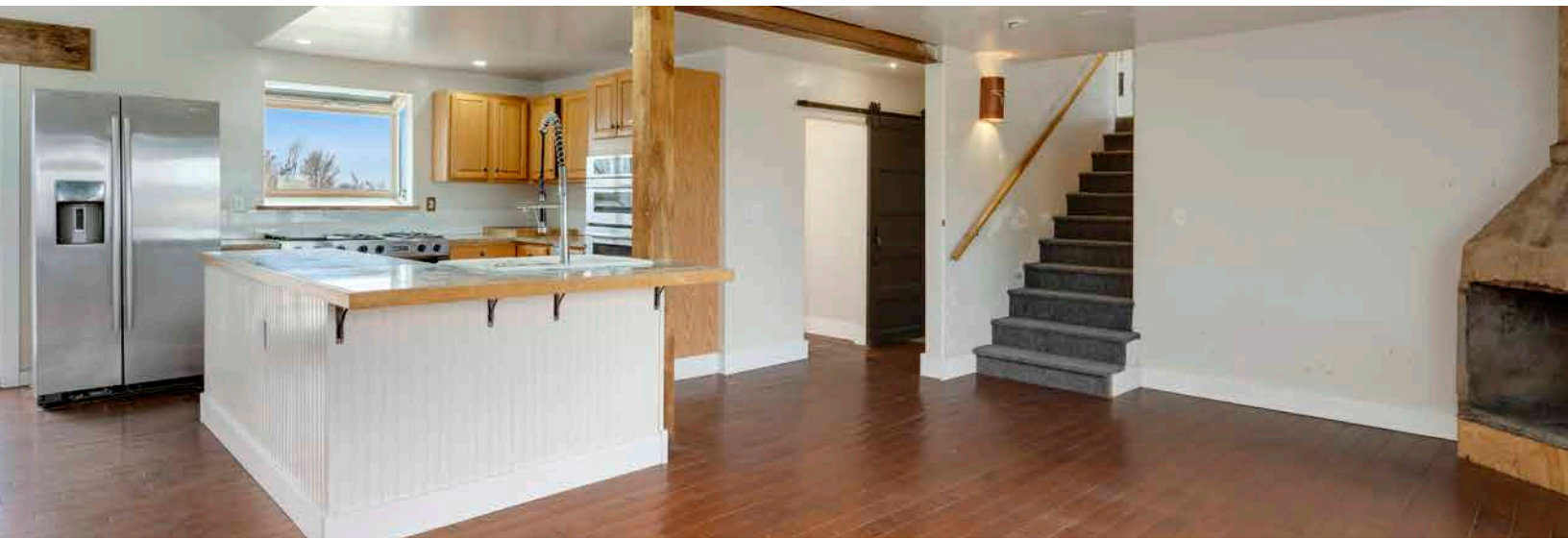


Scan or visit [sallteam.com](https://www.sallteam.com) for pricing, a floor plan, and more!

Opportunities Are Endless!

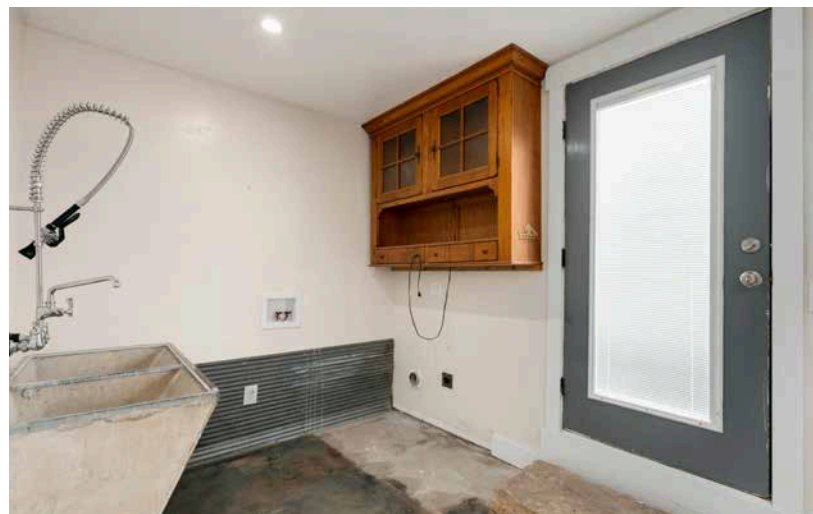
With 2+ acres, enjoy plenty of space to store work equipment, park an RV, or create a small hobby farm – dream a little as the as the opportunities are endless!

Featuring breathtaking mountain views, this little acreage property offers a slice of the quiet country life for its new owners.



Interior Features

- Mudroom with 1950's concrete, double sink, and industrial faucet
- In-floor radiant heat on the main level
 - Baseboard heat in the rest of the house
- Custom flagstone stairs into the family room





Updated Kitchen

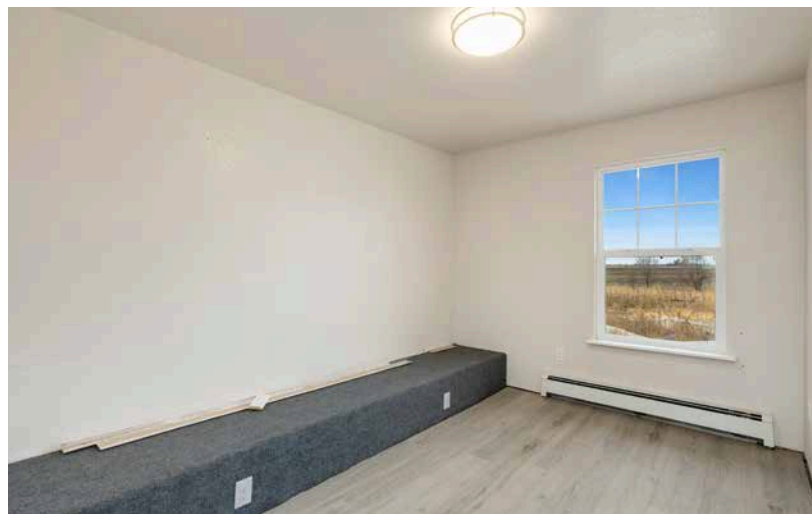
- Raised the ceiling to expose the original depot beams in the kitchen and primary bathroom
- Removed a wall to open the kitchen and living room



Primary Suite

- Large soaker bathtub in the primary bathroom
- Custom flagstone bench in the primary bathroom
- The primary bedroom has private exterior access

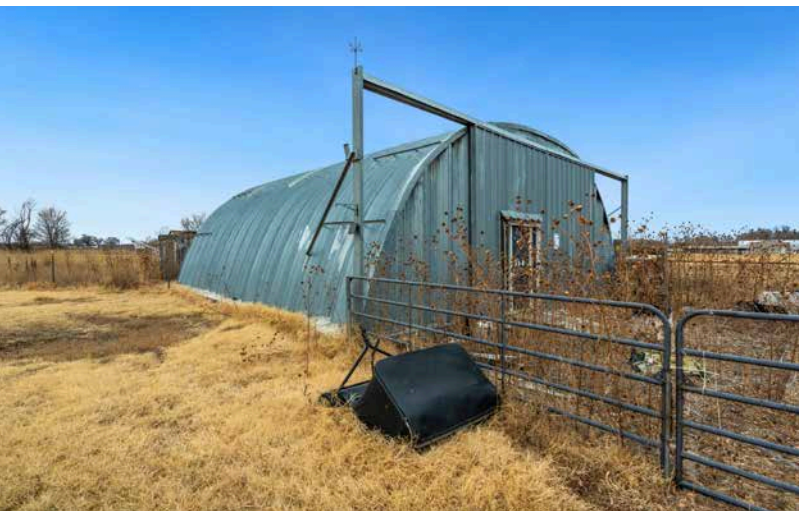




Recent Updates

- Completely gutted in 2016
- All new electrical wiring throughout the house, including an upgraded 200 AMP electrical panel
- All new upgraded insulation throughout
- New shingles in 2021
- New gutters in 2021
- All new siding
- New sump pump and french drain in crawlspace
- All new plumbing throughout the house
- Plumbed (hot/cold water) for an outdoor shower/bath off of the primary bedroom patio
- New hot water heat boiler system
- Mostly new windows and doors

All renovations were done to code and with Weld County permits



Exterior Features

- District water to the house
- Unregistered well out back + two old wells in the crawlspace
- Metal quonset/shop (see floor-plan for dimensions)
- Large/mature trees
- Fully fenced & ready for small hobby farm
- Chicken coops and pig pens
- Long/wide driveway to shop
- Incredible mountain views
- Paved county road

Flood Mitigation

- New culverts were installed under the driveway at the road
- New culverts were installed to the south under CR 35
- Two culverts were cleaned at the irrigation ditch to the south
- A seep ditch was redone in the farmland to the west
- A concrete board was installed around the entire foundation of the house



Interesting History

This historic home, originally built in 1908, was once the Dent, CO train depot before it was moved to its current location in the early 1970s by the original owner, Mr. Small, who had retired from the railroad and was given the depot as a gift. Mr. Small added a garage and upper level in 1973, shortly after it had been moved. The story has it that in the '30s, there was a flood at the original location of the depot. At that time, the flood washed up Wholly Mammoth bones and spears from the Clovis people. It was a major find at the time, and still to this day, one of the largest finds of all. Neat piece of history surrounding this house. The exhibit can be seen at the Colorado History Museum in Denver.



THE SALL TEAM ADVANTAGE



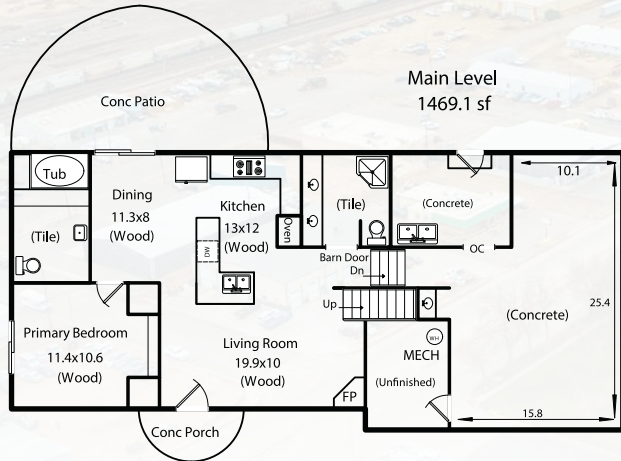
Buying



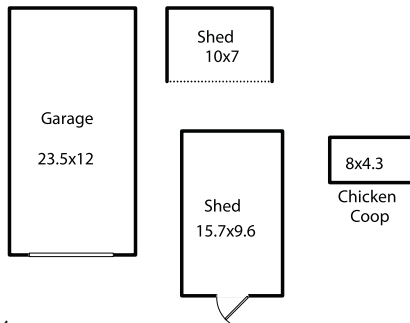
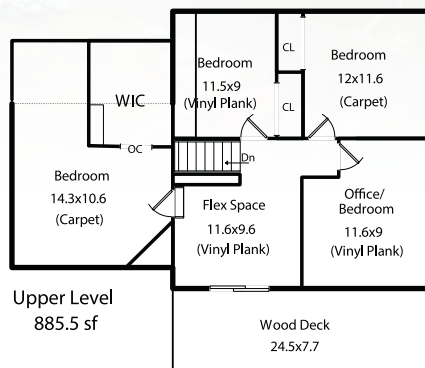
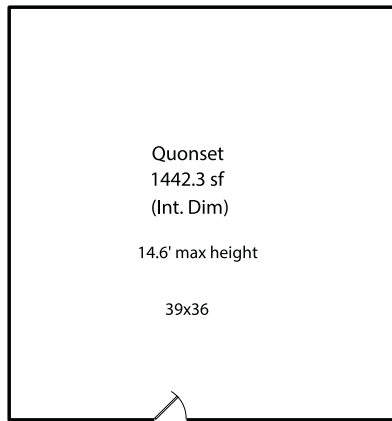
Selling

Conveniently located

outside the town of La Salle & just west of Hwy 85, enjoy close proximity & a quick commute to anywhere you need to go in Northern Colorado, including Greeley, I-25, & the Denver Metro Area.



23693 CR 35 La Salle
1-Total Sq Ft: 2355
2-Total Finished Sq Ft: 1754



DETAILS

Year Built: 1973 (see additional history)
Heating: Radiant heat on main level & baseboard heat in the rest of the house
Cooling: Ceiling Fans, Swamp Cooler
Quonset/Shop: 39'x36' (the parking spaces noted in the MLS are for the quonset shop)

UTILITIES

Water: Central Weld Water District
Sewer: Septic
Electric: Xcel Energy
Natural Gas: Atmos Energy
Trash/Recycling: Ram Waste
Internet: Seller used Rise Broadband

TAXES

\$1,394 (2022)

SCHOOLS

Weld School District RE-1
Pete Mirich Elementary School
North Valley Middle School
Valley High School

INCLUSIONS / EXCLUSIONS

Inclusions: gas range/oven, down-draft range, self-cleaning oven, double oven, dishwasher, refrigerator, microwave, security system (owned), laundry tub, disposal, smoke alarm(s)

Exclusions: RV, motor parts in quonset, personal property/junk in the quonset, personal property/junk in the driveway, everything else to be included with the as-is sale

Financing Options: Cash, Conventional



Scan or visit sallteam.com/financing



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