



1354 Animas Street Silverton, Colorado

Dba Last Sun Last Moon on the Animas
MLS#: 659860

Location: Block 16, Lots 20-22
(7,500 Square Feet)

Price: \$299,000

Type: Stick Built

Bed(s): 4 (two up; two down)

Bath(s): 2 (1 up, 1 down)

Size: 1870 Square Feet

Stunning location beachfront on the Animas with unobstructed views of the river and 13,000 foot Kendall Mountain. This home, originally built in 1897, sits on the edge of wild lands and is a five-minute walk to downtown. It was completely renovated (electrical, plumbing, heating, insulation) in 1996 into two apartments, upstairs (814 square feet) and downstairs (1056 square feet), and could easily be converted back into a single-family home. Since 2004, the upstairs apartment has been operated as a summer weekly rental and enjoys a 6-month lease in the winter. Rental income is ~\$20,000/year. Warm and tight in the winter, propane heaters and a pellet stove heat the units. Both apartments boast decks overlooking the Animas River. The yard has a 5-foot fence and a gate to the river. Steps from the Kendall Mountain Rec. Area & 7 miles from Silverton Mountain Ski Area, this property is a 4-season nature lovers dream.

FEATURES:

APPLIANCES INCLUDED: Gas Stove/Oven, Electric Range (upstairs), Refrigerators (2), Washer, Dryer, Rental Unit Furnishings

CONSTRUCTION/SIDING: Wood, Vinyl

DINING: Kitchen, Living Room Dining

DOM SEWER: Municipal Sewer

DOM WATER: City Water

EXTERIOR INCL: 150 sq. ft. wood balcony (downstairs); 50 sq. ft. (up)

INTERIOR INCL: Unfinished Attic

FIREPLACES: Wood Pellet Stove (downstairs)

FLOORING: Carpet, Sheet Vinyl

HEATING SOURCE: Propane, Wood

HEATING SYS: Propane Heaters, Pellet Stove (downstairs)

ROOF: Propanel

STORIES: Two Story

VIEWS: Valley, Water/River, Mountains

WATERFRONT: Water View

ZONING: Residential, Multi-Family R2

For Sale By Owner:

Contact Ellen Stein, Owner/Proprietor

970.749.8327/info@lastsunlastmoon.com

More photos can be viewed at www.lastsunlastmoon.com

