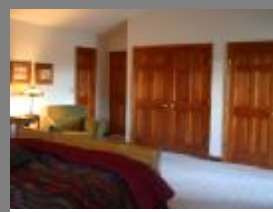




**Stateline
Properties**

Brooke O'Malley, EMS
Owner-Broker
PO Box 4479, Durango, CO 81301
970-375-7112 ~ 800-982-3716



*13 Minutes from Fabulous
Durango, Colorado!*

**814 Heritage Road
Hesperus, Colorado**

MLS# 582167

- **3208 SF Custom View Home**
- **2 Large Bedrooms, 2 Baths**
- **Could be expanded to 3, 4, even 5 Bedrooms**
- **First-floor living, great for retirees**
- **House is on 14.35 Acres**
- **Surrounded by large Deck with new Hot Tub**
- **Taxes 1,405.08, annually**

Fabulous Trappers Crossing

Large Custom Home in upscale community, on 14.35 acres, w/spectacular views throughout. 1st-floor living. Livingroom has massive vaulted ceiling with a dramatic stone wood-burning fireplace. Both bedrooms open onto surround deck and master bedroom opens to a hot tub as well. Den, off livingroom could be a TV room or guest 3rd bedroom. Large loft area offers many possibilities, including guest quarters with a 4th or even 5th bedroom. 1 horse is allowed. Surrounded by million dollar plus homes, offered at \$849,000!

Close to skiing, fishing, hunting, hiking & all types of summer & winter recreation.

Sellers wish to exchange for a nice home, near ocean, in Los Angeles, Orange or Ventura counties!