

***FEATURES: 1115 Eagles Gate Road, Westcliffe, CO 81252
Custom Built in 2021 by Allan Brain Carpentry, Licensed and
Insured***

****Most furniture available for purchase****

Great Room/Dining Room

- Open floor plan with T&G Ceiling
- Rooms filled with surrounding windows offering panoramic views of the Sangre de Cristo Mountains
- Hearthstone “Mansfield” top end wood burning stove
- Gray vinyl flooring
- Covered front porch with child safety gate
- Trex back deck
- Dimmable recessed lights

Kitchen

- Custom epoxy countertop in Kitchen
- Kitchen appliances only two years old
- Freezer, Washer, & Dryer in pantry included in sale of home
- Propane stove
- Gray vinyl flooring
- Custom bead board wall with barn wood to hang cast iron (cast iron not included)
- Breakfast bar
- Open shelving
- Large drop in Kitchen sink
- Custom made pendant hanging lights
- Large pantry
- Dimmable recessed lights

Master Bedroom

- Carpeted 12 x 16 Room with views of the Wet Mountains
- Large bathroom with walk-in closet
- Walk-in shower with custom tile
- Custom epoxy bathroom countertop
- Sliding barn door between bedroom and bathroom

Bedrooms 2,3, and 4

- Bedrooms 2,3, and 4 all on upper level
- Carpeted 12 x 12 rooms with beautiful views of the Sangres and Wet Mountains
- Open closets
- Extra insulation between Master bedroom and Bedroom 2 and between Living room and Bedroom 4
- Custom built in desk in Bedroom 4

Guest Bath

- Large open linen closet
- Custom epoxy bathroom countertop
- Custom tile bath
- Private shower/toilet area
- Rustic cabin style light fixture

Basement

- Child safety gate at top of carpeted stairs
- Large Family area
- Partial 5th bedroom
- Partial 3rd bathroom with custom epoxy countertop
- Large mechanical room
- Garage entrance from basement level
- Storage shelves under staircase
- Concrete floor

Workshop/Garage

- 900 square feet
- Two single car garage doors with a man door between
- Attached workbenches/Metal shelving included with sale of house
- Large sink
- 1000 gallon water cistern

General Features

- Spray foam insulation throughout house

- Excellent well producing over 30 gallons/minutes but regulated down to 12 gallons/minute per code
- Well encased
- Ceiling fans throughout house
- 95/5 High efficiency furnace
- On demand propane hot water heater

****Furniture/Items that are NOT for sale****

- Oak bookcase in living room
- Fractured end table in living room
- Keyboard
- Cast iron in kitchen
- Small bookcase in Master bedroom
- Cedar chest in Master bedroom
- Dresser in Master bedroom
- Gun safe
- Oak night stand in Master bedroom
- Headboard in Master bedroom
- Plastic shelving in basement

All Epoxy Artwork and Fractures for sale; Consult owner.