



752 Impala Trail  
 Bailey, CO 80421  
 COMMUNITY: Burland Ranchettes

MLS # 7410135  
 PRICE \$325,000



Single Family



2912 SQFT



2 Car



2.42 Acre

## PROPERTY DETAILS

Investor special!! This is the opportunity and project you have been waiting for ! Great location on a public road in desirable Burland Ranchettes. Burland Ranchettes in Bailey is known for the local wildlife neighbors including deer, turkey and fox. The neighbors also get to enjoy a private fishing pond and park if they pay the voluntary HOA dues. The land is a usable lot with good views and a nice mix of aspens and pines. The house was built in 1977 but never received a Certificate of Occupancy. This project would be good for someone looking to do a fix and flip or a fix and hold. Engineered plans for new floor plan to make the property a 3 bed, 3 bath house. The county will treat the property as a new build property, but we have engineered plans and an engineer that will sign off on the structure of the property. Please be sure to check supplements for all information pertaining to the property. There is also an extra lot the owners would love to sell with this property, please check MLS #4888394 for more information about the vacant lot that could be developed on as well that is available for purchase.



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