

# **{SOLD} Opportunity To Own a Piece of Larkspur History!!**

**261 Perry Park Avenue, Larkspur CO 80118**

**MLS# 2515942**

**Price \$425,000**

**Opportunity to Own a Piece of Larkspur History! Charming 1924 Farmhouse on 1.42 treed acres offers a Ranch floor plan with finished basement.**

**Tons of Acreage Extras from over sized outbuilding/barn with concrete and electric (car collector's dream), 1 Room Cottage, Chicken Coop as well as over sized 1 Car Detached Garage.**

**Kitchen features gas cooktop and newer appliances. Private Master Bedroom with vaulted ceilings and ensuite 5pc bath with jetted tub. Newer Pella windows throughout. Perfect Mudroom/Laundry off back entrance.**

**Finished Basement offers bedroom, 2 storage areas and large rec room with wood burning fireplace.**

**Two Sources of Water-existing Commercial Well and the ability to tap into Perry Park Water. Backs/Sides to acres of Private wooded land. Located only a 1/2 mile to either Renaissance Festival or downtown Larkspur and easy access to I-25 make this a very desirable location.**

**Please contact us if your have any questions on this property!  
We are never too busy for you or your referrals!**











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