

1325 Primavera Place, La Veta, CO 81055
Features List

- 4,086 sq ft log home with standing seam metal roof
- 1,116 sq ft of covered wrap around porches on main level with 90 sq ft covered porch on second level
- 513 sq ft covered flag stone patio off walk-out basement
- 35.96 acres with 1.25 acres fenced with barbed wire and cattle guard
- Circle driveway
- House was built in 2018 with certificate of occupancy received in 2019.
- Located in Piney Ridge Ranch UOA (Unit Owner's Association), approximately 5 miles from La Veta
- PRR UOA has 20 lots with 6 homes and 1 home under construction. Grazing lease for property tax purposes.
- 2026 Annual Assessment is \$800
- Engineered house plans will be provided to the buyer.

Summary

- Lot is serviced with private well. In 2017, well test showed 10 gpm.
- 36 ft by 26 ft, 3 car garage with 10 ft by 10 ft door for travel trailer bay. Bay includes 30 amp outlet. Garage floor drain goes to septic system.
- 4 bedroom (1 non-conforming), 2.5 baths (one $\frac{3}{4}$, one full, and half bath)
- 3 living areas including a loft
- 9 ft ceilings throughout excluding Great Room
- Great Room with wall of windows overlooking the Spanish Peaks. El Dorado Stone fireplace with Lopi wood burning insert and fire starter. Insert rated at 65,000 BTU.
- Kitchen includes rustic alder cabinets with soft close drawers, upgraded granite, under cabinet lights, KitchenAid appliances (microwave and stove include convention cooking capabilities) with Samsung dishwasher, copper farm sink and breakfast nook.
- Dining room includes built in cherry wood hutch with 21 bottle wine chiller and built in cherry wood gun cabinet with drawers.
- Primary bedroom includes sitting area with views. En suite primary $\frac{3}{4}$ bathroom with double sinks, tiled walk-in shower, separate toilet room and two walk-in closets.
- Laundry room off kitchen includes large pantry closet, "smart" Samsung washer/gas dryer, and sink.
- Loft includes two insulated storage areas accessed via doors and access to private covered balcony (faces north).
- Main floor and loft have Hallmark engineered wood floors with porcelain tile floors in kitchen, laundry, mud room and baths.
- All lighting is LED (most with dimmers) with DC ceiling fans.
- Plumbing includes tankless water heater with recirculating hot water to kitchen sink and Hansgrohe faucets throughout.
- Exterior and many interior walls have cedar T&G with pine T&G for ceilings.
- Kitchen, Great Room, and Primary Bedroom access desk overlooking Spanish Peaks via French Doors.
- Home designed with energy efficiency in mind – R50 insulation in ceilings with R26 in walls. Walk-out basement is insulated concrete with spray foam insulation for exterior

- walk-out wall. Home has solar gain from sun in winter.
- Walk-out basement has stained concrete floors, 9 ft ceilings and French Door to access covered flagstone patio overlooking Spanish Peaks.
 - Two of the 3 bedrooms in basement include huge closets. Third bedroom is non-conforming.
 - Full bath with linen closet and blue stain pine T&G walls.
 - Basement Family Room includes Lopi woodstove which sits on flagstone mantle with El Dorado stone wall behind.
 - The open basement floorplan includes the Family Room with kitchen and dining area. Kitchen includes granite countertops, rustic alder cabinets with soft close drawers, and Samsung appliances.
 - Additional linen storage under stairs to basement.
 - Separate storage room and mechanical room with high efficiency gas furnace (zoned) with built-in humidifier, whole house water softener system, whole house filter, and tankless gas water heater. Radon mitigation system.

Form No.
GWS-32
10/2016

PUMP INSTALLATION AND PRODUCTION EQUIPMENT TEST REPORT

State of Colorado, Office of the State Engineer
1313 Sherman St., Room 821, Denver, CO 80203 303.866.3581
www.water.state.co.us and dwrpermitsonline@state.co.us

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WATER RESOURCES
STATE ENGINEER
COLO

1. Well Permit Number: 296174 Receipt Number: 296174

2. Owner's Well Designation:

3. Well Owner Name: Micheal Dean and Linda Marie lacy

4. Well Location Street Address: ~~7528 Fire oak drive Austin, Tx. 78759~~

5. GPS Well Location: Zone 12 Zone 13 Easting: 495145 Northing: 4146665 County: Huerfano

6. Legal Well Location: ne 1/4, se 1/4, Sec. 1 Twp. 30 N or S , Range 69 E or W

Distances from Section Lines: _____ ft. from N or S sec. line, and _____ ft. from E or W sec. line
subdivision: Piney Ridge Ranch, Lot 4, Block _____, Filing (Unit) _____

7. Check Installation Type: Initial Pump Installation Replacement Pump Change in Depth Only Repair

8. Pump Data: Type: submersible Date Installed(mm/dd/yyyy): 10/17/18

Pump Manufacturer: goulds Pump Model No. 10gs20

Design GPM: 10 at RPM 3450 HP 2 Volts 230 Full Load Amps 9.9

Pump Intake Depth: 200 Feet, Drop/Column Pipe Size Inches, 1 Kind of Drop Pipe sch 120

Additional Information for Pumps Greater Than 50 GPM: Turbine Driver Type: Electric Engine Other _____

Design Head: _____ feet Number of Stages: _____ Shaft size: _____ inches

9. Other Equipment:

Airline Installed: Yes No, Orifice Depth ft. _____ Monitor Tube Installed: Yes No, Depth ft. _____

Flow Meter Mfg. _____ Meter Serial No. _____

Meter Readout: Gallons, Thousand Gallons, Acre feet Beginning Reading: _____

10. Cistern Information: Material: _____ Capacity: _____ gallons Date Installed: _____

11. Production Equipment Test Data: check box if data is submitted on Form Number GWS-39 Well Yield Test Report.

Date: 3/17/11

Total Well Depth: 215 ft. Time: 12:20

Static Level: 19 ft. Rate (gpm): 12

Date Measured: 10/17/18 Pumping Level (ft): 200

12. Disinfection: Type: HTH Amt. Used: 1 cup

13. Notification: Was Advanced Notification Required Prior to Installation? Yes No, Date Notification Given: _____

14. Water Quality analysis available: Yes No If yes, please submit with this report.

15. Remarks:

16. I have read the statements made herein and know the contents thereof, and they are true to my knowledge. This document is signed (or name entered if filing online) and certified in accordance with Rule 17.4 of the Water Well Construction Rules, 2 CCR 402-2. The filing of a document that contains false statements is a violation of section 37-91-108(1)(e), C.R.S., and is punishable by fines up to \$1,000 and/or revocation of the contracting license. If filing online, the State Engineer considers the entry of the licensed contractor's name to be compliance with Rule 17.4.

| | | | |
|---|-------------------------------|----------------------------------|-------------------------|
| Company Name: Andreatta Well Service | Email: aws.craig@gmail.com | Phone w/area code: 7199898429 | License Number: 1473 |
|---|-------------------------------|----------------------------------|-------------------------|

Mailing Address: po box 351 la veta co. 81055

| | | |
|--|---|-------------------|
| Sign (or enter name if filing online) craig andreatta | Print Name and Title craig andreatta | Date: 11/26/19 |
|--|---|-------------------|

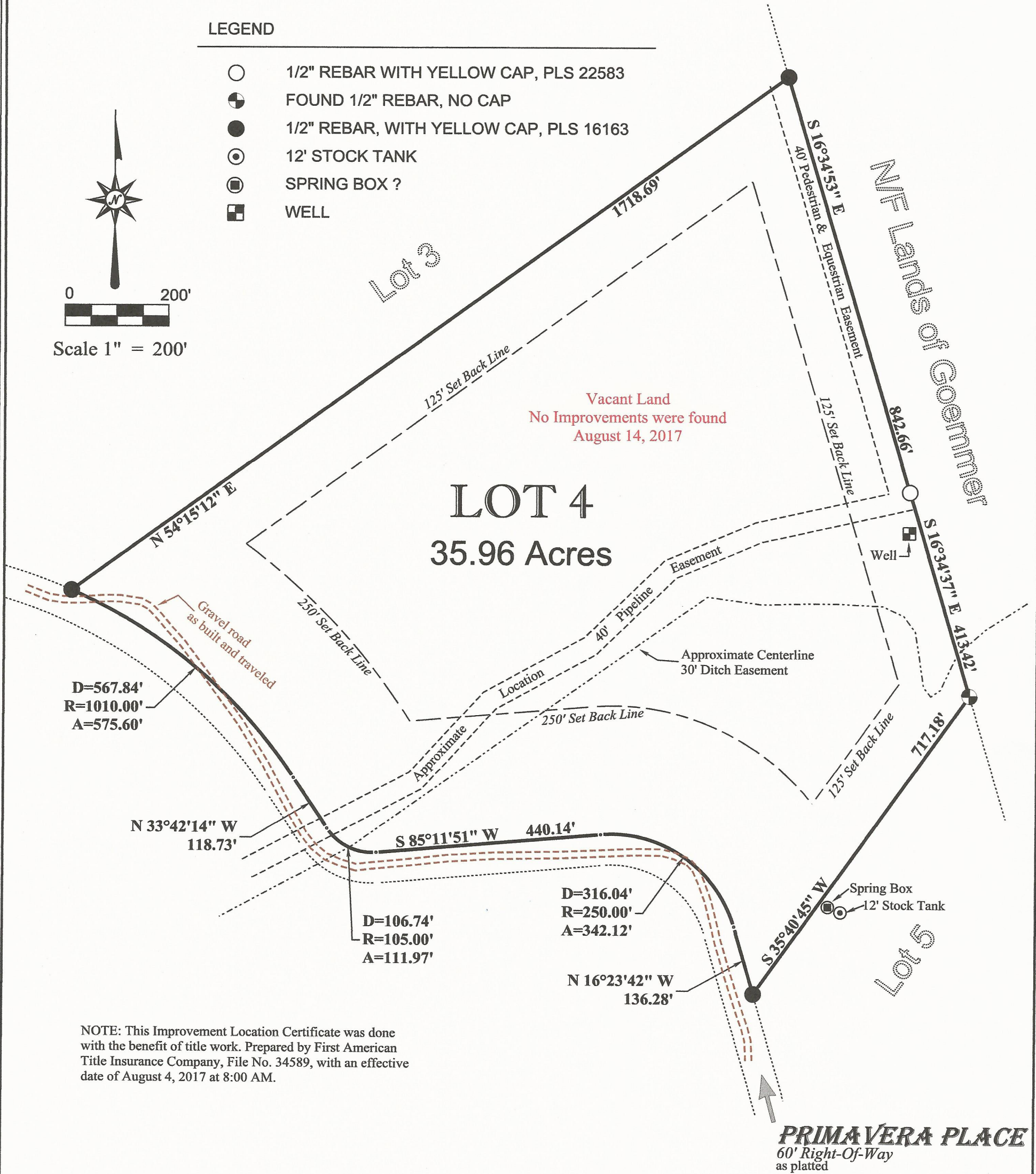
Improvement Location Certificate

LEGEND

- 1/2" REBAR WITH YELLOW CAP, PLS 22583
- ⊕ FOUND 1/2" REBAR, NO CAP
- 1/2" REBAR, WITH YELLOW CAP, PLS 16163
- ⊙ 12' STOCK TANK
- ⊠ SPRING BOX ?
- ⊞ WELL



Scale 1" = 200'



NOTE: This Improvement Location Certificate was done with the benefit of title work. Prepared by First American Title Insurance Company, File No. 34589, with an effective date of August 4, 2017 at 8:00 AM.

I hereby Certify that this Improvement Location Certificate was prepared for Michael Dean Lacy, Linda Marie Lacy and Ellen Grimsdale, and that it is not a land survey plat or improvement survey plat and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Michael Dean Lacy, Linda Marie Lacy and Ellen Grimsdale, and describes the parcels appearance on August 14, 2017.

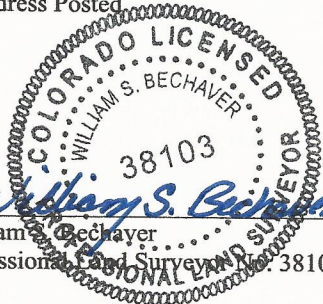
I further certify that the improvements on the above described parcel on this date September 8, 2017, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements or any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Legal Description: Lot 4, Amended, Piney Ridge Ranch, County of Huerfano, State of Colorado.
Address: No Address Posted

Prepared By: William S. Bechaver
William S. Bechaver
Professional Land Surveyor No. 38103

Date: 9/8/2017

Revised 9/8/2017



BH² LAND SURVEYING
P.O. Box 20399, Colorado City, CO 81019
Phone: 719-676-2072
Email: bh2@ghvalley.net

| | | |
|-----------------|----------------|------------------|
| Scale 1" = 200' | Date: 9-8-2017 | Drawn By: WSB |
| | Sheet 1/1 | Job No. 2017-094 |

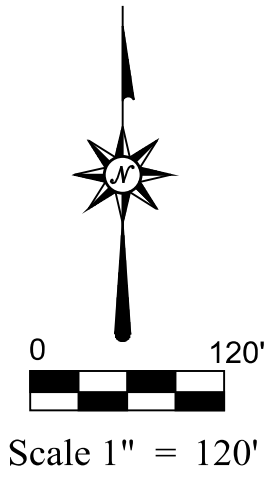
Job No. 2017-094
Buyer/Borrower = LACY

PLOT PLAN

FOR MIKE & LINDA LACY

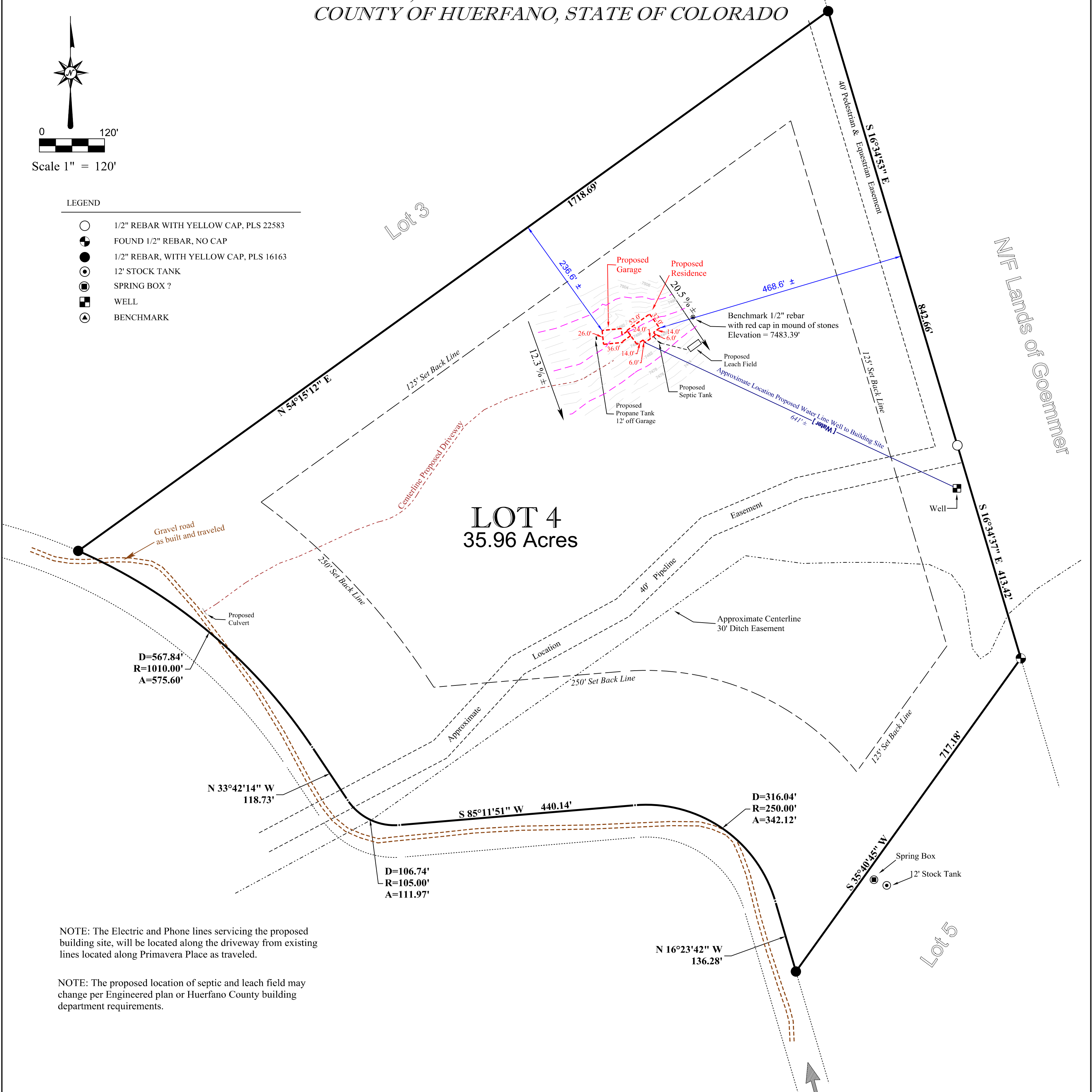
LOT 4, AMENDED PINEY RIDGE RANCH

COUNTY OF HUERFANO, STATE OF COLORADO



LEGEND

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- FOUND 1/2" REBAR, NO CAP
- 1/2" REBAR, WITH YELLOW CAP, PLS 16163
- 12' STOCK TANK
- SPRING BOX ?
- WELL
- ⊙ BENCHMARK



LOT 4
35.96 Acres

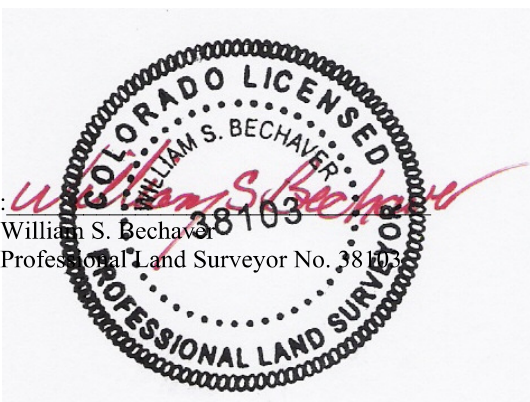
NOTE: The Electric and Phone lines servicing the proposed building site, will be located along the driveway from existing lines located along Primavera Place as traveled.

NOTE: The proposed location of septic and leach field may change per Engineered plan or Huerfano County building department requirements.

PRIMAVERA PLACE
60' Right-Of-Way

Prepared By: *William S. Bechava*
William S. Bechava
Professional Land Surveyor No. 38103

Date: 1/25/2018



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P.O. Box 20399, Colorado City, CO 81019
Phone: 719-676-2072
Email: bh2@ghvalley.net

| | | |
|-----------------|------------------|---------------|
| Scale 1" = 120' | Date: 1-25-2018 | Drawn By: WSB |
| Sheet 1/1 | Job No. 2017-154 | |