



212 South Spruce Street  
Trinidad, CO 81082

COMMUNITY: OTS

MLS # 22-1223  
PRICE \$265,000



Single Family



2356 SQFT



4 Beds



2 Baths



1 Car



0.1 Acre

## PROPERTY DETAILS

So many great features in this 4 bedroom/ 2 bath home! New roof in 2018/19 on home, new roof on garage 2022. Main floor has a large living room with a decorative fireplace, built in book shelves and wood floors. Nice sized dining room with a sitting area off to the right with windows on every wall! Full bath on main floor is attached to a main floor bedroom. Original kitchen cabinetry with new appliances and a new floor. Upstairs can be converted into a great Mother-in-law suite or just used as part of the home if you have a large family. Upstairs features wood floors and lots of natural light make for a welcoming space!. The front bedroom can be used as a large bedroom or a sitting/family room and opens to a balcony on the front of the home. Call to set appointment today!



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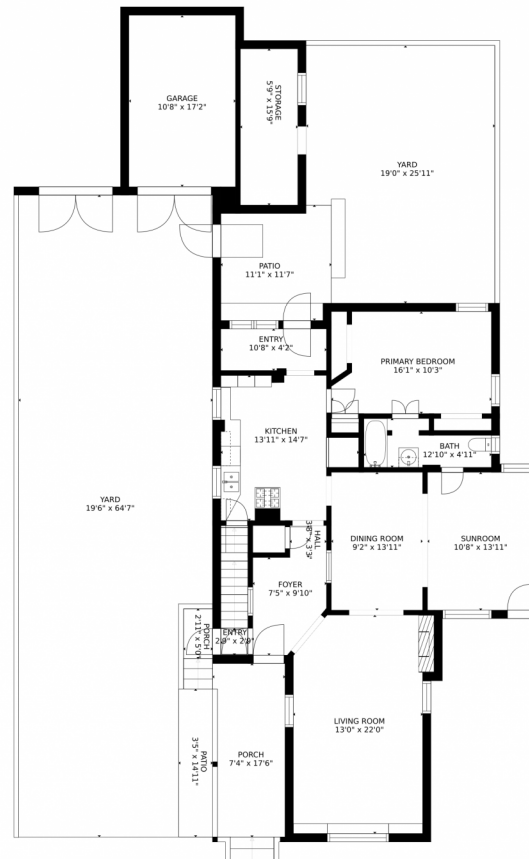
**Monica Violante**  
719-859-0114  
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## 212 South Spruce Street, Trinidad, CO 81082 — Main Level



GROSS INTERNAL AREA  
FLOOR 1: 313 sq. ft, FLOOR 2: 1282 sq. ft  
FLOOR 3: 743 sq. ft, EXCLUDED AREAS:  
GARAGE: 188 sq. ft, PATIO: 179 sq. ft  
PORCH: 154 sq. ft, BALCONY: 172 sq. ft  
TOTAL: 2338 sq. ft

MEASUREMENTS CALCULATED BY V1Photos.com ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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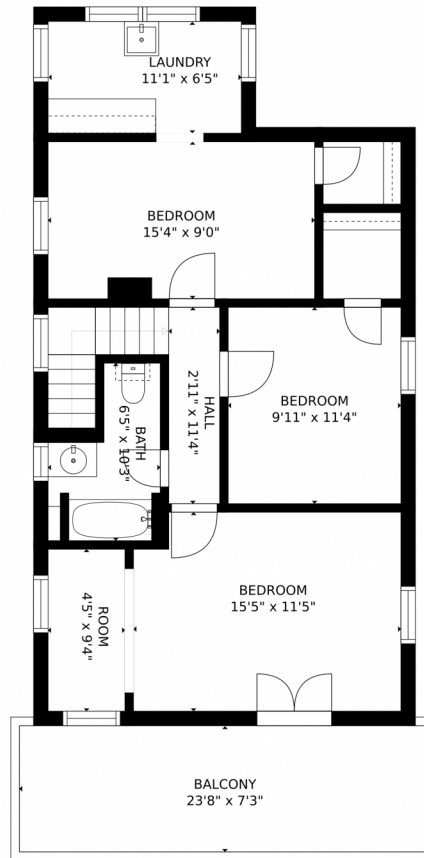
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## 212 South Spruce Street, Trinidad, CO 81082 — Upper Level



GROSS INTERNAL AREA  
FLOOR 1: 313 sq. ft, FLOOR 2: 1282 sq. ft  
FLOOR 3: 743 sq. ft, EXCLUDED AREAS:  
GARAGE: 188 sq. ft, PATIO: 179 sq. ft  
PORCH: 154 sq. ft, BALCONY: 172 sq. ft  
TOTAL: 2338 sq. ft

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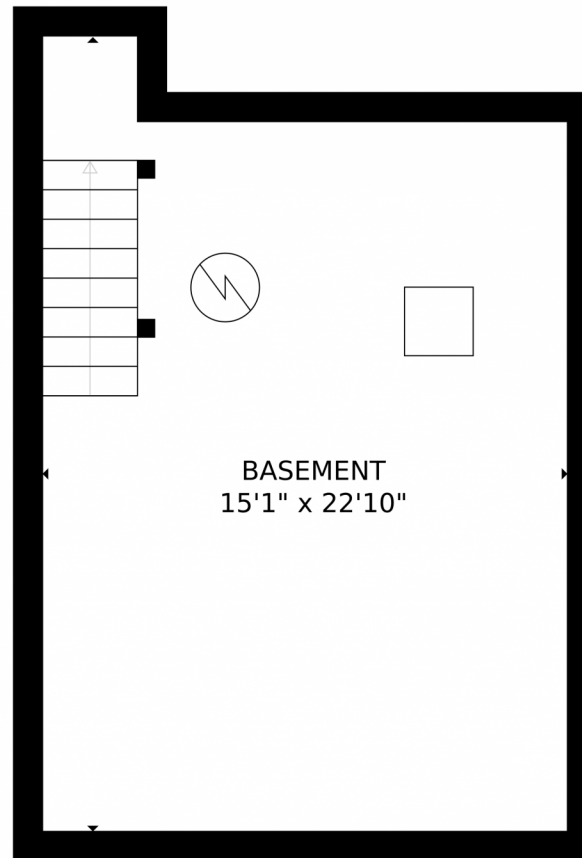


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## 212 South Spruce Street, Trinidad, CO 81082 — Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 313 sq. ft., FLOOR 2: 1282 sq. ft.  
FLOOR 3: 743 sq. ft., EXCLUDED AREAS:  
GARAGE: 188 sq. ft., PATIO: 179 sq. ft.  
PORCH: 154 sq. ft., BALCONY: 172 sq. ft.  
TOTAL: 2338 sq. ft.

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# 212 South Spruce Street, Trinidad, CO 81082 — All Levels



GROSS INTERNAL AREA  
FLOOR 1: 313 sq. ft., FLOOR 2: 1282 sq. ft.  
FLOOR 3: 743 sq. ft., EXCLUDED AREAS:  
GARAGE: 188 sq. ft., PATIO: 179 sq. ft.  
PORCH: 154 sq. ft., BALCONY: 172 sq. ft.  
TOTAL: 2338 sq. ft.

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