



13450 S Choctaw Street  
Pine, CO 80470  
COMMUNITY: Highland Pines

MLS # 4169681  
PRICE \$585,000



 Single Family  1852 SQFT  3 Beds  2/1 Baths  2 Car  1.01 Acre

## PROPERTY DETAILS

Welcome to 13450 Choctaw Road in Pine, a cozy ranch-style home with a 2-car garage on a flat acre. Enjoy a peaceful mountain setting with easy access to Hwy 285 for hiking at Staunton State Park, fishing at Pine Valley Open Space, or visiting Coffee Bean N Bakery for delicious cinnamon rolls. This home offers great potential—bring your vision and enjoy serene mountain living. Features include a 3-bedroom septic for 6 people, a household use well, a furnace, a wood-burning stove, vinyl siding, and a paved driveway. Join us for an OPEN HOUSE on Saturday, June 21 from 11 am - 1 pm.



**Jodi Dolph**  
303-902-9968  
jodi.dolph@kw.com  
<https://www.TheDolphTeam.com>



# 13450 S Choctaw Street

## UTILITY PROVIDERS

Below are some utility providers specific to your area. Give them a call, get everything set up and let the new memories begin!

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### ELECTRIC

Core Electric  
720-887-3877  
core.coop



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### WATER

Private Well  
State Engineer's Office  
dwr.colorado.gov



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### GAS

Colorado Natural Gas  
303-979-7680  
coloradonaturalgas.com



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### CABLE & INTERNET

CenturyLink  
(888) 524-9850  
centurylink.com



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### TRASH PICKUP

Mountain View Waste Systems  
303-838-0560  
mountainviewwaste.com



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