

\$425,000 - 9867 Canon Drive, Sedalia

MLS® #8837069

\$425,000

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 1.30 Acres

Rainbow Falls Park, Sedalia, CO

Escape to your own mountain retreat in the coveted Rainbow Falls Park community! This charming 2-bedroom, 1-bath cabin sits on 1.3 acres adjacent to HOA-owned recreation land, offering privacy, scenic surroundings, and year-round outdoor opportunities.

Inside, youâ€™ll find an inviting great room with wood beamed, vaulted ceilings and a cozy fireplace. The bathroom has been recently improved, and the home includes new water heater, newer kitchen appliances, painted cabinets, and updates throughout. An exterior laundry room now houses a washer and dryer for added convenience.

Step outside to enjoy a freshly painted deck and exterior and a hot tub with breathtaking views of forested hillsides and rock formations. The property also includes two storage sheds, a gazebo perched high for spectacular lunches with a view, a greenhouse with solar power, and a detached finished studio with deck for creative space or guest overflow (not included in listed square footage). Also, included for added outdoor fun is a zipline and disk golf basket to enjoy.

Community amenities include two private stocked lakes for fishing, hiking trails, streams, frisbee golf, tetherball, and neighborhood access to national forest. Enjoy kayaking, paddle boarding, skating, and sledding right in your community.



Located just minutes from Deckers where you will find the South Platte River for world renowned fly fishing, ~20 minutes to Woodland Park, and about an hour to either Denver or Colorado Springs, this is the perfect year-round home or vacation retreat with quick access to local jobs and services. Click virtual tours for aerial video.

Built in 1965

Essential Information

MLS® #	8837069
Price	\$425,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	1.30
Year Built	1965
Type	Residential
Sub-Type	Single Family
Status	Active

Community Information

Address	9867 Canon Drive
Subdivision	Rainbow Falls Park
City	Sedalia
County	Douglas
State	CO
Zip Code	80135

Amenities

Utilities	Electricity, Propane, Solar, See Property Description Remarks
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Interior

Interior Features	9Ft + Ceilings, Beamed Ceilings, Vaulted Ceilings
Appliances	220v in Kitchen, Dryer, Microwave Oven, Range Oven (Gas/Elec), Refrigerator, Washer

Heating	Propane, Radiant, See Prop Desc Remarks
Cooling	Ceiling Fan(s), Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free-standing, Gas, Main, One
Stories	Ranch
Has Basement	Yes

Exterior

Exterior	Wood
Lot Description	360-degree View, Backs to Open Space (OS), Cul-de-sac, Mountain View, Sloping, Trees/Woods
Roof	Composite Shingle
Construction	Existing Home
Foundation	Crawl Space

School Information

District	DOU
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Additional Information

HOA Fees	500.00
HOA Fees Freq.	Annual

Listing Details

Listing Office	Ibex Realty Group LLC
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