

# 12 Spruce Lane



*All of the great qualities of mountain living and the subdivision conveniences that make it easy.*

- 840 Square feet
- 2 Bedrooms / 1 bathroom
- .22 Acre
- Located in the beautiful Mountain River subdivision
- Covered by "built-for-snow" roof structure
- Large covered deck
- Access to Vallecito Creek for fishing
- Central water and sewer
- Clubhouse facilities
- Gravel driveway
- Year-round access and located at the North end of the Vallecito Lake community



**\$107,500**

**Cindy Schwarzkopf & David Gore**  
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