

Exceptional Features & Improvements

CanyonSide Campground

33040 Poudre Canyon Road, Bellvue, Colorado 80512

Campground Basics and History

- 1- 5 Cabins. 9 RV Sites, with power, water, and sewer dump. Two shower houses.
- 2- 6 Septics on the property: Three septics for the 5 cabins and one shower house, 3 for the RV sites and other shower house.
- 3- The cabins and RV sites are grandfathered in to use as rentals. AirB&B rentals throughout the year.
- 4- Property was used as a second home for majority of the time owned. From 2001-2018 was used as a second home and only open 2.5 months a year from May Memorial Day through August.
- 5- 2022 created the amphitheater, event area above.
- 6- Survey in progress. Combining 3 lots grandfathered in.
- 7- Additional storage room with water filtration system.

Improvements:

2018: Moved in year round

- 1- Added risers on septics for better access
- 2- Pumped septic by RV 5 (1000 gallon septic)
- 3- New motor in house furnace
- 4- New metal roof cabin 1

2019: Began Online Reservation System

- 1- Cabin 1 and house septic pumped
- 2- Cabin 4 Septic pumped
- 3- Cabin 4 bathroom remodeled
- 4- Metal roof on cabins 1, 3, and 5. Vinyl flooring.

2020:

- 1- New propane lines from 1000 gallon tank to cabins 1, 2, 3 and house.
- 2- Propane tank re-serviced behind cabin 4.
- 3- Cabin 1 bathroom remodeled, new water heater and new breaker.
- 4- New breaker box moved outside of shower house #1 by main house.

2021:

- 1- Timbers, railing and steps between cabin 1 and cabin 2 installed.
- 2- New bathroom remodel in cabin 1, new water heater and breaker.
- 3- New fire extinguishers.
- 4- New electric to RV sites 1, 2, and 3.
- 5- New electric line from RV 1, 2, and 3 to Cabin 1.

2022:

- 1- Shower house remodeled inside and out.
- 2- Pump protector for lower well #1.
- 3- Propane meter for cabin 2.
- 4- New regulator on 1000-gallon propane tank.
- 5- Trees trimmed on entire property.
- 6- New Gazebo between cabin 1 and 2.
- 7- New outdoor area mountain top for events and weddings.
- 8- Steps, railing, and concrete installed to amphitheater.
- 9- Cabins 2 and 5 bathrooms remodeled.

2023:

- 1- New chlorinator and filters for both pump houses. A list is kept as to how Water filters are cared for. Waynes Pump has cared for the well pumps. A switch was added to ensure the well doesn't run dry.

Cabin Sleeping Potential:

Cabin 1 – Sleeps 7

Cabin 2 – Sleeps 6

Cabin 3 – Sleeps 6

Cabin 4 – Sleeps 2

Cabin 5 – Sleeps 11

Inclusions:

All furniture, decor, dishes, linens in cabins; yard art; cleaning supplies and extra linens in storage area. Electrical and plumbing parts in garage. Gas and charcoal grills, 9 picnic tables.

House exclusions: Riding lawn mower, commercial freezer, hot tub, fridge in main house, clothes washer, clothes dryer.