

READY TO BUILD!



## TBD MARBLE VILLAGE DRIVE | MARBLE

On the valley floor near Marble this one-plus acre site is characterized by mature ponderosa and aspen and offers wonderful views in all directions. Just minutes away from Wilderness trailheads and great lake and stream fishing. All geologic and septic studies have been completed and house plans are included. Water, power and phone are readily available and access is easy and year round. Ready to build! **\$97,500**



MASON MORSE  
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385 Redstone Boulevard, Redstone  
[www.masonmorse.com](http://www.masonmorse.com)

#### DETAILS :

STREET ADDRESS: TBD Marble Village Drive  
LEGAL DESCRIPTION: Lots 1,2 & 3, Block 10 MSA#1, Lot 25, Block 10, MSA #2  
CITY: Marble  
COUNTY: Garfield  
SQUARE FOOTAGE:  
Lot SF: 53,472 square footage  
(Per Assessor)  
Lot Acreage: 1.2 acres (Per Assessor)  
UTILITY SERVICES:  
Water: Town of Marble  
Sewer: Septic  
Electric: Holy Cross  
Gas: Propane/Various Available  
WATER RIGHTS: None  
MINERAL RIGHTS: None  
ACCESS: Easy Access  
PROPERTY TAXES: \$1,894/yr (2011)  
PRICE: \$97,500  
TERMS: Cash or New Loan  
POSSESSION: Date of Delivery of Deed  
EARNEST MONEY: \$5,000  
MLS #: 125193  
ELEVATION: 8,000 Feet

#### PROPERTY FEATURES :

- Wooded lot with great year-round access
- Driveway is in place
- Building site is ready to build
- Wonderful views in all directions

#### ADDITIONAL FEATURES :

- Water, power and phone available
- Close to Charter School and town
- Just minutes to Wilderness trailheads and great lake and stream fishing

#### POSSIBLE USE :

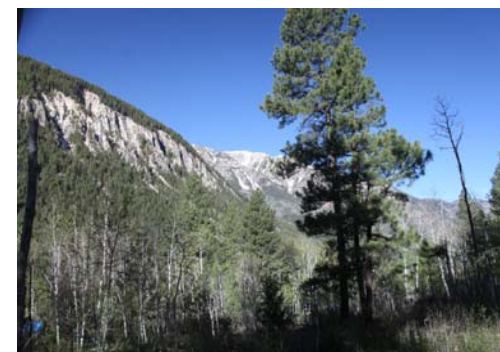
- Single Family

#### DOCUMENTS ON FILE :

- House Plans
- Geologic Assessment
- Septic Tests
- Survey

#### DIRECTIONS :

Turn left at firehouse (stop sign) go to Main St. and turn left again, go past school, property on right, sign on site.



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\* While the information contained herein is deemed reliable, it cannot be guaranteed. Subject to errors, omissions, prior sale, changes or withdrawal without notice.

NOTICE TO PROSPECTIVE PURCHASERS: Coldwell Banker Mason Morse Real Estate, its agents and brokers are acting as agents of the Seller with a responsibility to represent the Seller's interests. \*Square footage of improvements was obtained from the Assessor's office. (County records are probably unreliable). Prospective purchasers are advised to verify this information through actual measurement of any improvements.



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