

OVERLOOKING THE VALLEY...

Enjoy stunning views of the Raggeds Wilderness. This two and one-half acre site is perfect for your mountain home. Bordered by National Forest and open space, the tree cover and location offer both privacy and seclusion along with year round access and great solar exposure. Power and phone available.
\$165,000

PRICE: \$165,000

LOCATION: Marble Ski Area

HIGHLIGHTS: Borders National Forest, big southern views, excellent solar access.



"WHAT A GREAT HOMESITE!" - Jeff



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m a s o m o r s e
THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone

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DETAILS:

STREET ADDRESS: TBD Serpentine Trail
 LEGAL DESCRIPTION: Lots 73 & 75, Filing 3, Marble Ski Area
 CITY: Marble
 COUNTY: Gunnison
 SQUARE FOOTAGE:
 Lot SF: 108,900 square footage (Per Assessor)
 Lot Acreage: 2.5 acres (Per Assessor)
 ALLOWABLE FAR:
 UTILITY SERVICES:
 Water: Well to be drilled
 Sewer: Septic to be installed
 Electric: Holy Cross
 Gas: Various propane gas providers
 WATER RIGHTS: None
 MINERAL RIGHTS: Partial
 ACCESS: Unpaved/County Road
 Year round access
 PROPERTY TAXES: \$1,290/yr (2009)
 PRICE: \$165,000
 TERMS: Cash
 POSSESSION: Date of Delivery of Deed
 EARNEST MONEY: \$10,000 Payable to First Gunnison Title
 MLS #: 116416
 ELEVATION: 8,000 Feet

PROPERTY FEATURES:

- Two and one-half acres
- Superb views of the Raggeds Wilderness and numerous peaks
- Year round access

POSSIBLE USE:

- Residential
- Perfect for a mountain get-away or permanent residence

DOCUMENTS ON FILE:

- Survey
- Geological report

DIRECTIONS:

Up Serpentine Trail just past Marble Retreat on uphill side of road. Sign in place.

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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: 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.

