

## BIG AND BRAND NEW!

This brand new home features over 3,000 square feet plus an oversize garage on 1.8 acres of woods and views. Never lived in, the property is priced well below appraisal and cannot be duplicated at this price. Vaulted ceilings, wraparound deck, huge family room and wilderness access are just a few of the amenities included with this special property. This home is a great bargain! **\$349,000**

**PRICE:** \$349,000

**LOCATION:** Marble, Hermits Hideaway | 63 Deer Trail

**HIGHLIGHTS:** Soaring vaulted ceilings, private master suite, loft office, huge family room, oversize two-car garage, 1.8 acres



"THIS HOME IS A GREAT BARGAIN!" - Jeff



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**DETAILS:**

STREET ADDRESS: 63 Deer Trail  
 LEGAL DESCRIPTION: Lots: 13, 14, 15, 16, Block 2, Hermits Hideaway  
 CITY: Marble  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Residence: 2,216 square feet (Per Assessor)  
 Garage: 588 square feet  
 Lot: 1.79 acre (Per Assessor)  
 BEDROOMS: Three Bedrooms  
 BATHS: Two Bathrooms  
 YEAR BUILT: 2006  
 UTILITY SERVICES:  
 Water: Well  
 Sewer: Septic  
 Electric: Holy Cross  
 Gas: Propane  
 LAUNDRY: Room  
 HEAT: Radiant  
 PARKING: Ample  
 PROPERTY TAXES: \$1,959/yr (2010)  
 PRICE: \$349,000  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 MLS #: 120886

**DIRECTIONS:**

Take Hwy 133 to County Road 3, take a right at the airstrip into Hermits Hideaway, take left and go to top of road, look for sign.

**INTERIOR FEATURES:**

- Large living areas with vaulted ceilings in great room
- Great kitchen open to living and dining
- Quality carpet and tile throughout
- Upper floor dedicated to the master suite with loft office
- Huge unfinished family room plus an oversize two-car garage

**EXTERIOR FEATURES:**

- Large wooded lot yet sweeping views of surrounding mountains
- Wrap around covered deck for entertaining or just "hanging out"

**AMENITIES:**

- Close to river and wilderness
- Quiet neighborhood

**INCLUSIONS:**

- All kitchen appliances
- Frigidaire electric stove

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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.

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