

## CRYSTAL PARK BARGAIN

This remodeled home was recently appraised in the mid \$500,000 range and is now available for less than \$400,000! This three-bedroom, two bath home offers an open kitchen/living floor plan perfect for family and friends. Located just outside of Redstone with views of the Redstone Castle, cliffs and river all complimented by nearby open space and mature evergreens. Underground sprinkler system and deck. **\$329,000**

**PRICE:** \$329,000

**LOCATION:** Crystal River Park

**HIGHLIGHTS:** Borders open space, close proximity to Redstone.



"CHECK OUT THIS GREAT PLACE NEAR REDSTONE" - Jeff



**Jeff Bier**  
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385 Redstone Boulevard, Redstone  
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**DETAILS:**

STREET ADDRESS: 48 Crystal Park Drive  
 LEGAL DESCRIPTION: Lot: 30A, 1<sup>st</sup> Add., Crystal River Park  
 CITY: Redstone  
 COUNTY: Pitkin  
 SQUARE FOOTAGE:  
 Residence: 1,484 square feet (Per Assessor)  
 Garage: 336 square feet  
 Lot: .30 acre (Per Assessor)  
 BEDROOMS: Three Bedrooms  
 BATHS: Two Bathrooms  
 YR BUILT/REMODELED: 1965/1990  
 UTILITY SERVICES:  
 Water: Community  
 Sewer: Community  
 Electric: Holy Cross  
 Gas: Ameri-Gas  
 FIREPLACE: Wood Burning Stove  
 LAUNDRY: Area  
 HEAT: Gas Forced Air  
 PARKING: Ample  
 PROPERTY TAXES: \$2,646.56/yr (2010)  
 ASSESSMENTS: \$360/yr Homeowners Association  
 ELEVATION: 7,200 Feet  
 PRICE: \$329,000  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 MLS #: 120257

**INTERIOR FEATURES:**

- Composite wood floors
- Woodstove
- Remodeled kitchen with island
- Large master suite with private, outside entrance

**EXTERIOR FEATURES:**

- Rear deck overlooks river and Redstone Castle
- Underground sprinkler system
- Mature evergreens
- Views

**AMENITIES:**

- Open space across the street

**INCLUSIONS:**

- Range
- Refrigerator
- Dishwasher
- Freezer
- Washer/Dryer

**DIRECTIONS:**

One mile south of Redstone to Crystal River Park on the right, go up drive and take first left, second home on left, look for sign on property.

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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.



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