

## REMARKABLE VIEWS!

Located between two wilderness areas, there is a view from every room in this immaculate chalet near Marble. A large deck and well groomed small yard encourage al fresco gathering while rock fireplace and pellet stove are available for those cool, mountain evenings. A newer two-car garage and outbuilding add storage while the setting and location is private yet accessible. **\$395,000**

**PRICE:** \$395,000

**LOCATION:** Marble | 55 Silver Vein Drive

**HIGHLIGHTS:** Well maintained mountain chalet with fabulous views in a private, wooded setting. Rock fireplace, oversized garage and plenty of deck.



"THE LOCATION AND VIEWS ARE STUNNING." - Jeff



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385 Redstone Boulevard, Redstone  
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#### DETAILS:

STREET ADDRESS: 55 Silver Vein Drive  
 LEGAL DESCRIPTION: Lots 62, 63, 64  
 Marble Ski Area #4  
 CITY: Marble  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Residence: 1,576 square feet (Per Assessor)  
 Garage: 750 square feet  
 Lot: 1.0 acre (Per Assessor)  
 BEDROOMS: Three Bedrooms  
 BATHS: One and One-Half Bathroom  
 YEAR BUILT: 1996  
 UTILITY SERVICES:  
 Water: Well  
 Sewer: Septic  
 Electric: Generator  
 Gas: Propane  
 FIREPLACE: Rock  
 LAUNDRY: Room  
 HEAT: Radiant  
 PARKING: Ample  
 PROPERTY TAXES: \$1,156/yr (2009)  
 PRICE: \$395,000  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 ELEVATION: 8,400 Feet  
 MLS #: 116849

#### INTERIOR FEATURES:

- Rock fireplace with pellet insert provides most of heating
- Nice kitchen and dining with direct access to the large, southwest facing deck
- Well lit loft with master and sitting area/den overlooking the living room
- New furnace
- Skylights

#### EXTERIOR FEATURES:

- New oversized two-car garage with storage
- Outbuildings housing generators and additional storage
- Private driveway
- Good tree cover

#### AMENITIES:

- Private setting
- Wonderful views
- Lots of windows bring the outdoors in

#### INCLUSIONS:

- Refrigerator
- Range
- Washer and Dryer
- Window Coverings

#### DIRECTIONS:

Two miles up Serpentine from County Road 3, property on right, look for sign on property.

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