

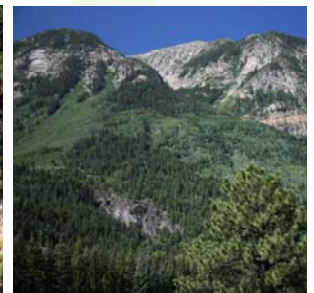
WATER AND MOUNTAIN VIEWS...

Located in the upper Crystal Valley, this energy efficient timber frame home offers the perfect mountain lifestyle. Exposed beams and rafters combine with southern windows for a bright and comfortable environment. The downstairs contains a professional, woodworking shop which can easily be converted to a generous family or multi purpose room. An open floor plan includes a loft, perfectly suited for an office, library or den. Situated on 2.8 acres of wooded grounds that support mature ponderosas, hiking trails and a secluded hot-tub. **\$595,000**

PRICE: \$595,000

LOCATION: Crystal Meadows Subdivision in Marble

HIGHLIGHTS: Timber frame home with an open floor plan. Great south facing location with wilderness views. Energy efficient with solar system.



"THE VIEWS FROM THIS PROPERTY ARE DRAMATIC..." - Jeff



Jeff Bier
EcoBroker®
Broker Associate
970.963.1061 office
970.379.0523 cell
jeffbier@masonmorse.com
www.mountainproperties.com

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

385 Redstone Boulevard, Redstone



DETAILS:

STREET ADDRESS: 4335 County Road 3
 LEGAL DESCRIPTION: Section 27 + Lot 1, Block 15,
 Crystal Meadow Subdivision
 CITY: Marble
 COUNTY: Gunnison
 SQUARE FOOTAGE:
 Residence: 2,310 square feet (Per Assessor)
 Lot: 2.836 acre (Per Assessor)
 BEDROOMS: Three Bedrooms
 BATHS: Two Bathrooms
 YEAR BUILT: 1998
 UTILITY SERVICES:
 Water: Well
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane
 FIREPLACE: Woodstove
 LAUNDRY: Room
 HEAT: Gas/Radiant/Hot Water,
 Solar, Woodstove
 PARKING: Ample
 PROPERTY TAXES: \$1,369/yr (2008)
 PRICE: \$595,000
 TERMS: Cash
 POSSESSION: Negotiable
 MLS #: 110756
 ELEVATION: 7,900 Feet

INTERIOR FEATURES:

- Vaulted ceilings compliment an open floor plan and generous windows
- Large loft for an office, library, den or an extra bedroom
- Big center island adds to the comfort and convenience of the kitchen
- Huge professional woodshop on ground level could be family and recreation room

EXTERIOR FEATURES:

- Secluded hot-tub
- Deck off living room
- Out building
- Hiking trail on property

AMENITIES:

- Wonderful wilderness views of peaks, forest and pond
- Efficient wood burning stove and solar heat
- Well and spring

INCLUSIONS:

- Refrigerator
- Washer/Dryer
- Satellite dish
- Ceiling fan
- Jeep with snow plow

DIRECTIONS:

Across from Marble airstrip off County Road 3

Jeff Bier
 EcoBroker®

Broker Associate
 970.963.1061 office
 970.379.0523 cell
jeffbier@masonmorse.com



* 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.

m a s o m o r s e

THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone