

THE HIGH LIFE!

This high country log cabin near Marble, is over 2,500 square feet and comes fully furnished. Bordered by National Forest on three sides, there is a year round stream flowing through the seven-acre site and the views are breathtaking. Multi level decks, out buildings and all utilities add to the comfort of this wilderness setting. **\$795,000**

PRICE: \$795,000

LOCATION: Part of Valley Lode, Marble

HIGHLIGHTS: Stunning views, year round stream, National Forest boundary on three sides, all furniture included.



"THIS IS A VERY RARE OPPORTUNITY..." - Jeff



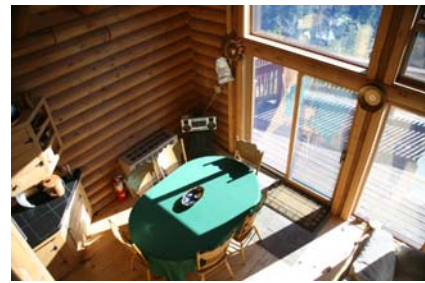
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385 Redstone Boulevard, Redstone
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DETAILS:

STREET ADDRESS: 8142 County Road 3
 LEGAL DESCRIPTION: Part of the Valley Lode
 CITY: Marble
 COUNTY: Gunnison
 SQUARE FOOTAGE:
 Residence: 2,716 square feet (Per Assessor)
 Lot: 7.27 acre (Per Assessor)
 BEDROOMS: Three Bedrooms
 BATHS: One and One-Half Bathrooms
 YEAR BUILT: 1995
 UTILITY SERVICES:
 Water: Well
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane
 FIREPLACE: Wood Burning Stove
 LAUNDRY: Room
 HEAT: Propane Gas Hot Water Baseboard
 and Wood Burning Stove
 PARKING: Ample
 PROPERTY TAXES: \$686/yr (2007)
 PRICE: \$795,000
 TERMS: Cash
 POSSESSION: Date of Delivery of Deed
 MLS #: 107642
 ELEVATION: 9,000 Feet

DIRECTIONS:

Take County Road 3 through Marble past Beaver Lake to the top of Daniels Hill, at the top of the hill take the left fork to Lead King Basin, first driveway on the right, look for sign on the property. FOUR WHEEL DRIVE RECOMMENDED.

INTERIOR FEATURES:

- Fifteen foot floor to ceiling windows frames wilderness and mountain views.
- Cozy wood burning stove comfortably heats the main floor and generous loft.
- Open floor plan with built-in book shelves, large dining area, full kitchen and immediate access to the tow large decks.
- Huge family room and additional bedroom downstairs.

EXTERIOR FEATURES:

- Two outbuildings.
- Two large decks and covered porch.
- Log construction and metal roof.
- Ample parking.

AMENITIES:

- Year round stream.
- Borders National Forest on three sides of the property.
- Immediate access to wilderness.

INCLUSIONS:

- All furniture and appliances
- Pool and ping-pong tables
- Peace of mind

EXCLUSIONS:

- Two wooden lamps and personal items

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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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