

# CRYSTAL RIVERFRONT

First time on the market! Over an acre of prime, forested river frontage. Build your home in a very private setting among the evergreens and aspens with the river just steps from your door. Sit on your deck and listen to the hummingbirds and rushing river while you enjoy the peace and tranquility that is unique to this valley. Power onsite with well and septic already installed. **\$495,000** Additional lot available for \$425,000

**PRICE:** \$495,000

**LOCATION:** Redstone

**HIGHLIGHTS:** River frontage in a private location. Superb building site with electric, septic and well installed.



"THIS RIVER FRONT LOT WILL NOT LAST LONG! CALL US TODAY TO WALK THIS SPECTACULAR PROPERTY BEFORE IT IS GONE." - Jeff



**Jeff Bier**

Broker Associate  
970.963.1061 office  
970.379.0523 cell  
jeffbier@masonmorse.com

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THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone Colorado



**DETAILS :**

STREET ADDRESS: TBD Evergreen Lane  
 LEGAL DESCRIPTION: Lot 1, Burns lot split

CITY: Redstone  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Lot Acreage: 1.67 acres (Per Assessor)

UTILITY SERVICES:  
 Water: Well installed  
 Sewer: Septic installed  
 Electric: Available/already underground  
 Gas: Propane available

ACCESS: Unpaved/County Road  
 PROPERTY TAXES: TBD/yr (2007)  
 PRICE: \$495,000  
 TERMS: Cash or New Loan  
 POSSESSION: Delivery of deed  
 EARNEST MONEY: \$25,000 Payable to Stewart Title  
 MLS #: 99493  
 ELEVATION: 7,300 feet

**EXTERIOR FEATURES:**

- Riverfront lot, very private
- Beautiful trees
- Exceptional views

**ADDITIONAL FEATURES:**

- Septic installed
- Well installed

**POSSIBLE USE:**

- Single Family

**DOCUMENTS ON FILE:**

- Photos
- Survey

**DISCLOSURES:**

- Wetlands

**INCLUSIONS:**

- Underground Utilities

**DIRECTIONS:**

Take highway 133 to County Road 3. Look for sign on the left on the other side of the Crystal River.

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[www.mountainproperties.com](http://www.mountainproperties.com)

\* 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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