

GREAT GETAWAY

Fabulous views of the Yule Creek Valley, Raspberry Ridge and the Raggeds Wilderness are yours from this six-acre lot above Marble. Off grid, the solar exposure is excellent and the property has year round access. **\$147,000**

PRICE: \$147,000

LOCATION: Marble Ski Area

HIGHLIGHTS: Unobstructed views and solar exposure, year round access



"OUTSTANDING VIEWS OF LAKES AND PEAKS." - Jeff



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385 Redstone Boulevard, Redstone
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DETAILS:

STREET ADDRESS: TBD Village Road
LEGAL DESCRIPTION: Lot 51, Marble Ski Area,
Condo Filing #1
CITY: Marble
COUNTY: Gunnison
SQUARE FOOTAGE:
Lot SF: 268,765 square footage
(Per Assessor)
Lot Acreage: 6.17 acres (Per Assessor)
UTILITY SERVICES:
Water: Drill Well
Sewer: Install Septic
Electric: No / Off Grid / Great Solar Exposure
Gas: Propane Various Sources
WATER RIGHTS: None
MINERAL RIGHTS: None
ACCESS: Unpaved/County Road
Year Round Access
PROPERTY TAXES: \$718/yr (2009)
PRICE: \$147,000
TERMS: Cash
POSSESSION: Date of Delivery of Deed
EARNEST MONEY: \$10,000 Payable to
First Gunnison Title
MLS #: 115248

PROPERTY FEATURES:

- The views from this lot can only be described as spectacular
- Perfect exposure for solar applications
- Year round access

POSSIBLE USE:

- Year round or weekend getaway

DOCUMENTS ON FILE:

- Survey
- Geological report

DISCLOSURES:

- Off grid

INCLUSIONS:

- Survey
- Geologic reports,

DIRECTIONS:

Go past Beaver Lake, turn left on Condo Filing Road, just before Daniels Hill about one mile up road on left, sign after gate 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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