

35-ACRES OF ASPEN AND EVERGREENS!

This wooded 35 acres, bordered by National Forest is just a short bike ride to the historic village of Redstone. Acres of aspen and evergreens are dotted with sunny glades and secluded parks while year round access and privacy are assured. A high producing well is in place. **\$495,000**

PRICE: \$495,000

LOCATION: Redstone Unique

HIGHLIGHTS: Wooded lot, aspen trees, privacy, walk to Redstone town.



"DON'T LET THIS STUNNING ACREAGE GET AWAY!" - Jeff



Jeff Bier
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THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone
www.masonmorse.com



DETAILS:

STREET ADDRESS: TBD Coal Basin
 LEGAL DESCRIPTION: Lot 4 Unplatted, Redstone Unique
 CITY: Redstone
 COUNTY: Pitkin
 SQUARE FOOTAGE:
 Lot Acreage: 35 acres (Per Assessor)
 Lot SF: 1,524,600 square footage
 (Per Assessor)
 ALLOWABLE FAR: 57-50
 UTILITY SERVICES:
 Water: Well in Place
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane
 WATER RIGHTS: None
 MINERAL RIGHTS: None
 ACCESS: Paved/County Road
 PROPERTY TAXES: \$4,974/yr (2009)
 ELEVATION: 7,300 Feet
 PRICE: \$495,000
 TERMS: Cash
 POSSESSION: Date of Delivery of Deed
 EARNEST MONEY: \$25,000 Payable to Land Title
 MLS #: 1164811

PROPERTY FEATURES:

- A mix of aspen and evergreens allow for genuine privacy and seclusion
- Paved year round access yet removed from any major roads
- Borders National Forest with exceptional views

ADDITIONAL FEATURES:

- Well installed
- Driveway to building site installed

POSSIBLE USE:

- Perfect year round or second home property

DOCUMENTS ON FILE:

- Survey
- Previously approved land use resolution
- Well permit

DISCLOSURES:

- No dogs due to wildlife

DIRECTIONS:

At Coal Basin Road, go 1/2 mile, watch for sign on left.

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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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