

# 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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385 Redstone Boulevard, Redstone  
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#### 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: \$4,988/yr (2010)  
 ELEVATION: 7,300 Feet  
 PRICE: \$495,000  
 TERMS: Cash  
 POSSESSION: Date of Delivery of Deed  
 EARNEST MONEY: \$25,000 Payable to Land Title  
 MLS #: 121546

#### 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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