

## PERFECT CABIN WITH CLASSY UPGRADES

This two-bedroom Marble Cabin has gone through a complete remodel from top to bottom. Absolutely charming inside with all new kitchen, baths, flooring, fixtures and finishes. Huge wrap-around deck sheltered by towering evergreens, a generous yard and wilderness views. New roof, cedar closets, marble entryways...the list is extensive. **\$425,000**

**PRICE:** \$425,000

**LOCATION:** Town of Marble

**HIGHLIGHTS:** Totally remodeled, top-of-the-line everything!



"THIS CABIN MIGHT AS WELL BE BRAND NEW!" - Jeff



**Jeff Bier**  
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385 Redstone Boulevard, Redstone  
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#### DETAILS:

**STREET ADDRESS:** 300 W. State Street  
**LEGAL DESCRIPTION:** Lot: 7-12, Block 32, Town of Marble  
**CITY:** Marble  
**COUNTY:** Gunnison  
**SQUARE FOOTAGE:**  
Residence: 975 square feet (Per Assessor)  
Lot: 15,000 square feet (Per Assessor)  
**BEDROOMS:** Two Bedrooms  
**BATHS:** One and One-Half Bathrooms  
**YEAR BUILT:** 1982  
**REMODELED:** 2007-2008  
**UTILITY SERVICES:**  
Water: Community  
Sewer: Septic  
Electric: Holy Cross  
**FIREPLACE:** Wood Burning Stove  
**LAUNDRY:** Area  
**HEAT:** Electric and Wood Burning Stove  
**PARKING:** Ample  
**PROPERTY TAXES:** \$1,112/yr (2009)  
**PRICE:** \$425,000  
**TERMS:** Cash  
**POSSESSION:** Date of Delivery of Deed  
**MLS #:** 114751  
**ELEVATION:** 7,900 Feet

#### INTERIOR FEATURES:

- Beautiful walnut hardwood floors and tile floors
- New kitchen with granite countertops
- New bathroom fixtures
- Totally remodeled mountain cabin

#### EXTERIOR FEATURES:

- New custom wraparound deck
- New windows
- New roof
- New siding

#### AMENITIES:

- Quiet, private location in Marble
- Large evergreen and cottonwood trees shade a nice expanse of lawn

#### INCLUSIONS:

- Range
- Refrigerator
- Dishwasher
- Washer/Dryer

#### DIRECTIONS:

Highway 133 to the Marble turnoff, County Road 3 to Town of Marble. One block north of stop sign at 3<sup>rd</sup> and Park in Marble. House is on the 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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