

## RELAXED LUXURY

Perched on an aspen covered knoll, this 3,500 square foot custom home enjoys quiet privacy and superb views. Ceiling high windows grace the great room which also features walnut floors, slate fireplace and a comfortable loft office/den. The gourmet kitchen and dining area open to large stone patios and an entertainment room with wet bar will accommodate family and friends. A remarkable hideaway.

**\$1,100,000**

**PRICE:** \$1,100,000

**LOCATION:** Marble | 37 Deer Lane

**HIGHLIGHTS:** Private gated location in an aspen and evergreen forest. Custom home with walnut and tile floors, vaulted ceilings, huge windows, gourmet kitchen and slate fireplace.



"THIS LARGE CUSTOM HOME IN THE UPPER CRYSTAL VALLEY IS WELL WORTH A VISIT." - Jeff



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**m a s o m o r s e**

THE SOURCE FOR REAL ESTATE

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### DETAILS:

STREET ADDRESS: 37 Deer Lane  
 LEGAL DESCRIPTION: Lots 38, 39, 41, 42, 43, 45 46,  
 Block 1, MSA, Crystal River Filing,  
 Gunnison Colorado  
 CITY: Marble  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Residence: 3,578 square feet (Per Assessor)  
 Lot: 2.49 acres (Per Assessor)  
 BEDROOMS: Four Bedrooms  
 BATHS: Three Bathrooms  
 YEAR BUILT: 2002  
 UTILITY SERVICES:  
 Water: Well  
 Sewer: Septic  
 Electric: Holy Cross Energy  
 Gas: Propane  
 FIREPLACE: Rock  
 LAUNDRY: Room  
 HEAT: Electric  
 PARKING: Two-Car  
 PROPERTY TAXES: \$2,634/yr (2009)  
 PRICE: \$1,100,000  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 Elevation: 7,850 Feet  
 MLS #: 116952

### DIRECTIONS:

County Road 3 to airstrip, turn right cross bridge, take and immediate left, cross Milton and Raspberry Creeks, take second drive on right, entrance on left.

### INTERIOR FEATURES:

- Great room with ceiling high windows, three-quarter inch walnut floors and slate fireplace
- Tile countertops in kitchen with large center island that will seat six, Bosch® appliances and vaulted ceilings
- Loft office/den with wood flooring overlooking great room
- Dining area is casual with French doors to upper patios for Al Fresco entertainment and relaxing
- Entertainment room downstairs with wet bar and French doors to an extended patio area

### EXTERIOR FEATURES:

- Extensive stone patios and walkways
- Private, gated driveway
- Surrounded by mature aspen
- Landscaped

### AMENITIES:

- Elk Mountain and Mount Daly dominate the views
- Located between two Wilderness areas
- Immediate access to backcountry hiking, skiing and jeeping

### INCLUSIONS:

- All Appliances
- Survey
- Some Furniture Negotiable

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