

RARE RIVERFRONT HOMESITE

This river lot has frontage on both the charming Boulevard and pristine Crystal River. A nice variety of healthy aspens, cottonwoods and evergreens, a lovely picnic area on the river and stunning views of the surrounding red cliffs and springtime waterfalls combine to create an ideal mountain setting for relaxation and rejuvenation. Historic Redstone, complete with its tasteful shops and horse drawn sleighs conjures a feeling of yesteryear that is the essence of a true Colorado mountain town. **\$199,000**

PRICE: \$199,000

LOCATION: Redstone

HIGHLIGHTS: Rare river frontage on historic Redstone Boulevard.



"BEAT THE SUMMER RUSH ON A PROPERTY THAT HAS BECOME EXTREMELY RARE. THIS IS THE ONLY LOT CURRENTLY AVAILABLE ON THE BOULEVARD THAT SITS RIGHT ON THE RIVER!" - Jeff



Jeff Bier
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THE SOURCE FOR REAL ESTATE

0290 Highway 133, Carbondale
www.masonmorse.com



DETAILS:

STREET ADDRESS: TBD Redstone Boulevard
 LEGAL DESCRIPTION: Lots 61, 61A
 CITY: Redstone
 COUNTY: Pitkin
 SQUARE FOOTAGE:
 Lot SF: 14,250 square feet (Per Assessor)
 .32 acre

UTILITY SERVICES:
 Water: Community
 Sewer: Community
 Electric: Holy Cross
 Gas: Propane/ Various Available

ACCESS: Paved/County Road
 PROPERTY TAXES: \$969/yr (2009)
 PRICE: \$199,000
 TERMS: Cash or New Loan
 POSSESSION: Date of Delivery of Deed at Closing
 EARNEST MONEY: \$10,000
 MLS #: 116656
 ZONING: Village Residential
 ELEVATION: 7,200 Feet

EXTERIOR FEATURES:

- River front
- Trees
- Lovely building envelope

ADDITIONAL FEATURES:

- Very nice substantial shed
- Views

POSSIBLE USE:

- Second home
- Investment
- Family residence

DOCUMENTS ON FILE:

- Photos
- HPC guidelines
- Survey

INCLUSIONS:

- Shed

DIRECTIONS:

Take highway 133 to the town of Redstone look for the sign on the river side of the Boulevard midway through town.

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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.

NOTICE TO PROSPECTIVE PURCHASERS: Mason & Morse Real Estate, its agents and brokers are acting as agents of the Seller with a responsibility to represent the Seller's interests. *Square footage of improvements was obtained from the Assessor's office. (County records are probably unreliable). Prospective purchasers are advised to verify this information through actual measurement of any improvements.



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385 Redstone Blvd., Redstone, CO