

BIG HOUSE, BIG VALUE IN THE CRYSTAL VALLEY

Near Redstone and bordering National Forest, this home of nearly 5,000 square feet is perfect for a large family. Two native rock fireplaces, guest suite, vaulted interior with floor to ceiling views of wilderness peaks and a three-car garage add to the comfort of this 3.3 acre site. A generous office with wood burning stove and separate hobby/art studio offers many options for an active household. Realistically priced at **\$745,000**.

PRICE: \$745,000

LOCATION: Chair Mountain Ranch # 2

HIGHLIGHTS: Large home on acreage bordered by National Forest. Three-car garage, huge living spaces, guest suite.



“EXCELLENT OPPORTUNITY FOR A FAMILY PARTNERSHIP.” - Jeff



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THE SOURCE FOR REAL ESTATE

0290 Highway 133, Carbondale



DETAILS:

STREET ADDRESS: 1212 Evergreen Lane
LEGAL DESCRIPTION: Lots: 1 & 2,
 Chair Mountain Ranch #2
CITY: Redstone
COUNTY: Gunnison
SQUARE FOOTAGE:
 Residence: 5,000 square feet (Per Assessor)
 Garage: 720 square feet
 Lot: 3.3 acre (Per Assessor)
BEDROOMS: Four or Five Bedrooms
BATHS: Three and One-Half Bathrooms
YEAR BUILT: 1982
UTILITY SERVICES:
 Water: Community
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane Available
FIREPLACE: Two Wood Burning
LAUNDRY: Room
HEAT: Electric Baseboard,
 Plus Two Wood Burning Stoves
 Active Solar System
PARKING: Ample
PROPERTY TAXES: \$1,997/yr (2007)
ASSESSMENTS: \$500/yr Homeowners Association
ELEVATION: 7,600 Feet
PRICE: \$745,000
TERMS: Cash
POSSESSION: Date of Delivery of Deed
MLS #: 106626
ELEVATION: 7,600 Feet

INTERIOR FEATURES:

- Living room features a soaring rock fireplace, floor to ceiling south facing windows and is open to the kitchen and dining room.
- Downstairs Rec-room with fireplace, guest suite and additional storage.
- Bonus room include an office with a wood-burning stove, a large, bright hobby or project studio with an outside entrance.
- Open kitchen with plenty of counter space and a breakfast bar.

EXTERIOR FEATURES:

- Landscaped yard, 3.3-acres.
- Borders National Forest
- Two decks
- Ample parking

AMENITIES:

- Three-car garage
- Overlooks the river
- Additional enclosed storage for firewood, toys, etc.

INCLUSIONS:

- Refrigerator
- Range
- Dishwasher
- Ceiling Fan(s)

DIRECTIONS:

Take the Marble turnoff go 100 yards, turn at the sign on the left, crossover the river, first house on left, look for the sign.

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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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385 Redstone Boulevard, Redstone