

CUSTOM ALPINE HOME

This recently constructed home embraces the melody of the Crystal River in an evergreen punctuated, alpine location. Granite, wood, marble and tile supply evidence of quality construction throughout this home. Vaulted ceilings and sun filled windows provide bright living spaces while the wood stove will ensure warmth during those chilly winter nights. The loft master suite overlooks the Crystal River, offering a comfortable retreat at day's end. A visit to this delightful setting is well worth the effort! **\$635,000**

PRICE: Was \$635,000
LOCATION: Redstone, Chair Mountain
HIGHLIGHTS: River access, new construction, custom finishes



"EVERYTHING ONE WOULD WANT IN A MOUNTAIN HOME." - Jeff



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THE SOURCE FOR REAL ESTATE
385 Redstone Boulevard, Redstone



DETAILS:

STREET ADDRESS: 23110 Highway 133
 LEGAL DESCRIPTION: Lot 10, Block 1 plus adjacent 20 feet
 CITY: Redstone
 COUNTY: Gunnison
 SQUARE FOOTAGE:
 Residence: 1,919 square feet
 Garage: foundation in place
 Lot: 1.17 acre (Per Assessor)
 BEDROOMS: Three Bedrooms
 BATHS: Two Bathrooms
 YEAR BUILT: 2002
 UTILITY SERVICES:
 Water: Domestic Well
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane
 FIREPLACE: Wood Burning Stove
 LAUNDRY: Area
 HEAT: Gas Forced Air, Wood Stove
 PARKING: Four-Car Parking Area
 PROPERTY TAXES: \$1,590.20/yr (2008)
 PRICE: \$635,000
 TERMS: Cash or New Loan
 POSSESSION: Date of Delivery of Deed at Closing
 MLS #: 110655
 ELEVATION: 7,500 Feet

INTERIOR FEATURES:

- Vaulted ceilings with large south facing windows
- Hardwood floors
- Wood burning stove
- Kitchen with high end finishes
- Jenn-Aire appliances
- Granite counters and breakfast bar
- Master suite has sitting area overlooking the Crystal River
- View of the river from deep soaking tub in master bath
- Separate tiled shower in master bath
- Double sinks in master bath
- Custom doors and hardware throughout

EXTERIOR FEATURES:

- Lots of evergreens
- Flat lot
- Foundation in place for two-car garage

AMENITIES:

- River access from rear of property
- Quality construction
- Private setting
- Satellite T.V.

INCLUSIONS:

- Range by Jenn-Aire
- Refrigerator by Jenn-Aire
- Dishwasher by Jenn-Aire
- Washer/Dryer
- Wood burning stove

DIRECTIONS:

Last driveway on the left off Highway 133 just before the Marble turnoff.

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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

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2322 Highway 133, Redstone, CO 81252