

RUSTIC CAMP IN CAPITAL CREEK

With two vintage cabins and additional outbuildings, this rustic camp is located only one and a half-miles from the Capitol Peak Trailhead. Providing basic shelter, this is a perfect base camp for exploring the Maroon Bells and Snowmass Wilderness. The one acre parcel is fenced and has a well and generator. A mountain irrigation stream rushes through part of the property, complimenting the gentle rustling of the surrounding aspens. This is a great get-away, yet within forty-five minutes from Aspen. **\$399,000**

PRICE: \$399,000

LOCATION: Snowmass | 7195 Capital Creek Road

HIGHLIGHTS: Private, rustic camp with vintage cabins and bath house.
Only one and a half miles from the Capital Creek Trailhead.



"THIS IS A GREAT GETAWAY; YET WITHIN FORTY-FIVE MINUTES FROM ASPEN." - Jeff



Jeff Bier
EcoBroker®
Broker Associate
970.963.1061 office
970.379.0523 cell
jeffbier@masonmorse.com

m a s o m o r s e
THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone
www.masonmorse.com



DETAILS:

STREET ADDRESS: 7195 Capital Creek Road
 LEGAL DESCRIPTION: Tract of Land in N ½ SW ¼ of Section 25, Township 95, Range 9W
 CITY: Old Snowmass
 COUNTY: Pitkin
 SQUARE FOOTAGE:
 Residence: 704 square feet (Per Assessor)
 Lot: 1 acre (Per Assessor)
 BEDROOMS: Two Bedrooms
 BATHS: Outhouse
 YEAR BUILT: 1950
 UTILITY SERVICES:
 Water: Well
 Sewer: Outhouse
 Electric: Generator – No Electric
 Gas: Propane
 FIREPLACE: Woodstove
 LAUNDRY: None
 HEAT: Woodstove
 PARKING: Ample
 PROPERTY TAXES: \$2,360/yr (2010)
 PRICE: \$399,000
 TERMS: Cash or New Loan
 POSSESSION: Date of Delivery of Deed
 MLS #: 121550

INTERIOR FEATURES:

- Offering basic shelter, these rustic cabins have been in place for over 60 years
- Electricity (via a generator) and water in the main cabin

EXTERIOR FEATURES:

- Vintage cabins
- Metal roofs
- Fenced

AMENITIES:

- Just a short distance from the Capital Creek Trailhead
- A mountain irrigation stream rushes through part of the property

INCLUSIONS:

- Most Everything
- Generator
- Propane
- Refrigerator

DIRECTIONS:

From Snowmass Store, nine miles up Capital Creek Road. Property on right, sign on site.

Jeff Bier
 EcoBroker®

Broker Associate
 970.963.1061 office
 970.379.0523 cell
jeffbier@masonmorse.com

* 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.



m a s o m o r s e
 THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone