

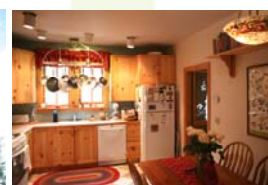
ROMANTIC REDSTONE

Perched on a bluff overlooking a year round stream, this immaculate Craftsman Style home is a study in quality rarely seen in this type of forested setting. Custom tile, wood and glass add to a comfortable mountain lifestyle while the outdoor patio and private campfire area will delight the young and mature alike. Two outbuildings including a large office/studio/workshop complete a fully landscaped...truly a magical setting. **\$449,000**

PRICE: \$449,000

LOCATION: Redstone Ranch Acres

HIGHLIGHTS: Overlooks year round stream, immaculately landscaped and maintained, custom woodwork and glass, generous office in separate building.



"WHAT A COMBINATION OF SITE AND BUILDING...I INVITE YOU TO VISIT." - Jeff



Jeff Bier
EcoBroker®
Broker Associate
970.963.1061 office
970.379.0523 cell
jeffbier@masonmorse.com
www.mountainproperties.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: 222 Bobcat Lane
 LEGAL DESCRIPTION: Lot: E-11, Redstone Acres Ranch
 TOWN: Redstone
 COUNTY: Pitkin
 SQUARE FOOTAGE:
 Residence: 1,700+ square feet
 Lot: .45 acre (Per Assessor)
 BEDROOMS: Three Bedrooms
 BATHS: Two Bathrooms
 YEAR BUILT: 1999
 UTILITY SERVICES:
 Water: Well
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane
 FIREPLACE: Wood Burning Stove
 LAUNDRY: Room
 HEAT: Radiant
 PARKING: Four Spaces
 PROPERTY TAXES: \$1,579/yr (2010)
 PRICE: \$449,000
 TERMS: Cash or New Loan
 POSSESSION: Negotiable
 MLS #: 120780
 ELEVATION: 7,200 Feet

DIRECTIONS:

Turn left at the first bridge on the left past Redstone, turn right at the "T" in the road, turn right over small bridge, the house is on the left, look for the sign.

INTERIOR FEATURES:

- Custom kitchen with tile floor, granite counters, upscale appliances and lighting.
- A combination of wood, tile and carpet flooring accent the old world trim, paint and design elements of this immaculate home.
- A mud-room entry with storage and seating is perfect after a day in the forest, river or snow.
- Radiant floor heat plus a wood burning stove add to the charm and warmth of this well designed craftsman style home.

EXTERIOR FEATURES:

- A separate building houses a generous office/studio/workspace.
- Flagstone patio with flagstone walks.
- Two additional out buildings included.
- A wood fence encloses a landscaped yard and outdoor patio.

AMENITIES:

- Mountain trail leads to campfire area below the house.
- Listen to the refreshing flow of a year round stream.

INCLUSIONS:

- Range
- Refrigerator
- Dishwasher
- Washer/Dryer
- Generous storage building
- Office/shop building

Jeff Bier
 EcoBroker®

Broker Associate
 970.963.1061 office
 970.379.0523 cell
jeffbier@masonmorse.com
www.mountainproperties.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