

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. Three outbuildings including a large office/studio/workshop complete a fully landscaped, magical setting. **\$575,000**

PRICE: \$575,000

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



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0290 Highway 133, Carbondale



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: \$1,783/yr (2007)
 PRICE: \$575,000
 TERMS: Cash or New Loan
 POSSESSION: Negotiable
 MLS #: 106022

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
- Two generous out buildings
- Office/shop building

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385 Redstone Boulevard, Redstone