

REMARKABLE VALUE IN THE CRYSTAL VALLEY

Shaded by large evergreens, this three-bedroom home is located on the valley floor near Marble. Generous living spaces are complimented by a detached studio/workshop with a covered porch. 360 degree views, a tepee and easy access on almost an acre. Priced well below anything else, there is an \$8,000 tax credit available for a first time buyer!
\$360,000

PRICE: \$360,000

LOCATION: Marble

HIGHLIGHTS: Open floorplan with large master suite, very nice lot, great views, detached studio/shop, excellent price.



"PROBABLY ONE OF THE BEST VALUES IN THE VALLEY." - Jeff



Jeff Bier
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THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone
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DETAILS:

STREET ADDRESS: 152 Slate Drive
 LEGAL DESCRIPTION: Lot: 25 & 26 and a portion of Lots 27, 28 & 29, Block 6, MSA #1
 CITY: Marble
 COUNTY: Gunnison
 SQUARE FOOTAGE:
 Residence: 2,004 square feet (Per Assessor)
 Lot: .901 acre (Per Assessor)
 BEDROOMS: Three Bedrooms
 BATHS: Two Bathrooms
 YR BUILT/REMODELED: 2001/2008
 UTILITY SERVICES:
 Water: Well
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane/Various Sources
 FIREPLACE: Wood Burning Stove
 LAUNDRY: Room
 HEAT: Gas/Wood
 PARKING: Ample
 PROPERTY TAXES: \$1,006/yr (2009)
 ELEVATION: 8,035 Feet
 PRICE: \$360,000
 TERMS: Cash
 POSSESSION: Date of Delivery of Deed
 MLS #: 114510

INTERIOR FEATURES:

- Large open floor plan with generous southern windows
- Big master suite with separate tub and shower
- Recently remodeled
- Nice office, den, TV area

EXTERIOR FEATURES:

- Large lot
- Studio/shop with covered porch
- Teepee

AMENITIES:

- Mature trees
- Wonderful views
- Private location

INCLUSIONS:

- Washer/Dryer
- Wood Stove
- Propane Tank

DIRECTIONS:

Turn left at stop sign in Marble, go to Main St. and turn left, go past school to Slate Dr. turn right, house is 2nd driveway on right.

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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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