

# HIGH ABOVE THE VALLEY FLOOR

Befitting its singular setting of 35 forested acres near Marble, a custom, log compound of a stunning main lodge, guest cabin with two suites, garage and workshop, all built in 2003, beautifully evoke the rugged alpine views with fully modern amenities. As featured in Aspen Magazine, the buildings are completely furnished in mountain style, including high quality antiques. Your family and friends will never want to leave. Bordering National Forest, the privacy and seclusion are complete. **\$1,995,000**

**PRICE:** \$1,995,000

**LOCATION:** Marble

**HIGHLIGHTS:** Borders National Forest. Extremely private. High end construction. All furniture and equipment plus antiques included. Fabulous location.



"THIS IS TRULY A HIDDEN GEM" - Jeff



**Jeff Bier**  
**EcoBroker®**

Broker Associate  
970.963.1061 office  
970.379.0523 cell  
[jeffbier@masonmorse.com](mailto:jeffbier@masonmorse.com)

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THE SOURCE FOR REAL ESTATE

385 Redstone Boulevard, Redstone  
[www.masonmorse.com](http://www.masonmorse.com)



#### DETAILS:

STREET ADDRESS: 1004 W. Village Drive  
 LEGAL DESCRIPTION: Parcel 3A, Marble Mountain Mesa  
 CITY: Marble  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Residence: 2,362 square feet (Per Assessor)  
 818 square feet Guest House  
 Garage: 650 square feet  
 Lot: 35 acres (Per Assessor)  
 BEDROOMS: Three Bedrooms  
 One in Main Lodge  
 Two in Guest House  
 BATHS: Three and One-Half Bathrooms  
 One and One-Half in Main Lodge  
 Two in Guest House  
 YEAR BUILT: 2003  
 UTILITY SERVICES:  
 Water: Well  
 Sewer: Septic - Leach  
 Electric: Holy Cross/Solar Backup  
 Gas: Propane  
 FIREPLACE: Two Wood burning stoves  
 One Inside and One on Back Porch  
 LAUNDRY: Room  
 HEAT: Radiant  
 PARKING: Two-Car Garage / Ample  
 PROPERTY TAXES: \$3,522/year (2009)  
 PRICE: \$1,995,000  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 MLS #: 116513  
 ELEVATION: 8,600 Feet

#### INTERIOR FEATURES:

- Custom kitchen
- Floor to ceiling rock fireplace
- Wood floors
- Open floor plan
- Generous loft/den, office, or game room
- Huge, soaring vaulted ceilings
- Security system
- Fully furnished with many antiques
- Guest cabin with two large suites and covered porch
- Tile baths throughout

#### EXTERIOR FEATURES:

- Outdoor rock fireplace on deck
- Custom log construction
- Located in a meadow surrounded by aspen
- Antique wagons and buggy

#### AMENITIES:

- Borders National Forest
- Exceptional privacy and views
- Gated access

#### INCLUSIONS:

- All furnishings and antiques
- Tools
- Snow cat

#### DIRECTIONS:

Above Filing 5, Marble Ski Area

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[www.mountainproperties.com](http://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.



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