

BORDERING NATIONAL FOREST

Mountain and forest views enhance this 2,750 square foot home on an acre of wooded grounds in the Crystal Valley. The three-bedroom, three-bath home has many upgrades along with a vaulted ceiling living room, large family room and lots of light from energy efficient windows throughout. Along with the attached two-car garage there is a new detached garage with ten foot doors offering additional garage space, big shop space and room for all the toys, property borders National Forest. **\$510,000**

PRICE: \$510,000

LOCATION: Chair Mountain Ranch, Redstone

HIGHLIGHTS: Serene setting with picnic area, lots of trees, beautiful home and forest access.



"THE GARAGE, STORAGE AND SHOP SPACE ARE UNEQUALED." - Jeff



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385 Redstone Boulevard, Redstone
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DETAILS:

STREET ADDRESS: 32 Alpine Drive
LEGAL DESCRIPTION: Lot: 17, a portion of Lot 16 and adjacent government Lot 14, Block 5, Chair Mountain Ranch
CITY: Redstone
COUNTY: Gunnison
SQUARE FOOTAGE:
 Residence: 2,748 square feet (Per Assessor)
 Garage: 484 (attached garage) square feet
 1,200 (detached garage/shop)
Lot: 1 acre (Per Assessor)
BEDROOMS: Three Bedrooms
BATHS: Three Bathrooms
YEAR BUILT: 1978
UTILITY SERVICES:
 Water: Community
 Sewer: Septic
 Electric: Holy Cross
 Gas: Propane
FIREPLACE: Gas, Rock Construction
LAUNDRY: Room
HEAT: Gas and Electric
PARKING: Ample
PROPERTY TAXES: \$1,700/yr (2009)
ASSESSMENTS: \$600/yr Homeowners Association
PRICE: \$510,000
TERMS: Cash
POSSESSION: Date of Delivery of Deed
MLS #: 116429
ELEVATION: 7,600 Feet

DIRECTIONS:

Highway 133 to Marble turn off, approx., 1/2 mile to Chair Mountain Subdivision on right, go into subdivision take 1st left, house is 2nd on left.

INTERIOR FEATURES:

- Large, naturally bright living room with vaulted ceiling and rock fireplace.
- Two convenient sliding glass doors to a generous redwood deck.
- The kitchen features Whirlpool® appliances, tile countertops and a soft tile floor. A large pantry is present as well.
- The downstairs family room has plenty of space for a large TV, pool table, ping-pong or whatever suits your fancy.
- A stand alone gas stove makes this a very comfortable space.
- A heated downstairs workshop is perfect for the hobbies, projects or additional storage.

EXTERIOR FEATURES:

- The private deck has wonderful views and offers access to the backyard.
- Nicely landscaped with lots of maturing trees.
- Open lawns are automatically irrigated.

AMENITIES:

- The property borders National Forest on the south
- Satellite TV and internet along with three phone lines available
- 1,200 square foot detached garage and shop with power and two ten-foot doors.

INCLUSIONS:

- Range
- Refrigerator
- Dishwasher
- Washer/Dryer
- Ceiling fans
- Window coverings

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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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