

## 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. **\$489,000**

**PRICE:** \$489,000

**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:** \$489,000  
**TERMS:** Cash  
**POSSESSION:** Date of Delivery of Deed  
**MLS #:** 121919  
**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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