

## CABIN FOR ALL SEASONS

With over an acre of meadow and trees, this unique rock and wood cabin is comfortable and functional and less than a mile from Redstone. What a fabulous setting! A new deck takes full advantage of views and location and is perfect for outdoor gatherings. Previous county land use approvals are included. Live in the cabin while planning a new home for the future. **WAS \$339,000. NOW \$319,000!**

**PRICE:** \$319,000  
**LOCATION:** Crystal River Park  
**HIGHLIGHTS:** Fabulous Lot, 1041 Survey



“LIVE IN THE CABIN WHILE PLANNING A NEW HOME FOR THE FUTURE.” - Jeff



**Jeff Bier**  
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385 Redstone Boulevard, Redstone

[www.masonmorse.com](http://www.masonmorse.com)



#### DETAILS:

STREET ADDRESS: 9 Chair Mountain Drive  
 LEGAL DESCRIPTION: Parcels 1 & 2, Hunter/Colomo  
 Boundary Line Adjustment,  
 Crystal River Park  
 CITY: Redstone  
 COUNTY: Pitkin  
 SQUARE FOOTAGE:  
 Residence: 588 square feet (Per Assessor)  
 Shed: 108 square feet  
 Lot: 1.7 acre (Per Assessor)  
 43,560 square feet  
 BEDROOMS: One Bedroom  
 BATHS: One Bathroom  
 YR BUILT/REMODELED: 1955 / 1980 / 2007  
 UTILITY SERVICES:  
 Water: Redstone Community  
 Sewer: Septic  
 Electric: Holy Cross  
 FIREPLACE: Wood Burning Stove  
 LAUNDRY: Area  
 HEAT: Electric Baseboard, Wood Stove  
 PARKING: Ample  
 PROPERTY TAXES: \$1,012/yr (2008)  
 PRICE: \$319,000  
 TERMS: Cash  
 POSSESSION: Date of Delivery of Deed  
 MLS #: 107339  
 ELEVATION: 7,200 Feet

#### INTERIOR FEATURES:

- Wood burning stove for those chilly evenings
- Full kitchen and bath
- Laundry area

#### EXTERIOR FEATURES:

- Large new deck
- Large rock B-B-Q grill
- Two storage sheds
- Close to Redstone

#### AMENITIES:

- Mature tree and foliage
- On Redstone Town water
- Easy access

#### INCLUSIONS:

- Range
- Refrigerator
- Satellite dish
- Previous land use approvals

#### DIRECTIONS:

Second property on the right as you go into Crystal River Park

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\* While the information contained herein is deemed reliable, it cannot be guaranteed:  
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