

## MORE FOR YOUR MONEY

This large Crystal Valley home enjoys an abundance of living space including flex rooms for multiple uses and a heated shop/studio off the garage. Vaulted ceilings, wood floors, brick fireplace, loft office/den and plenty of storage makes this home a real fine. End of the road privacy, a large deck and careful landscaping add to the charm. Don't miss this one, lots of room for the price. **\$389,000**

**PRICE:** \$389,000

**LOCATION:** Redstone | 153 Aspen Street

**HIGHLIGHTS:** Lots of square footage in this comfortable Crystal Valley home. Garage, shop, flex space and very private.



"DON'T MISS THIS ONE, LOTS OF ROOM FOR THE PRICE." - Jeff



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385 Redstone Boulevard, Redstone  
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#### DETAILS:

STREET ADDRESS: 153 Aspen Street  
 LEGAL DESCRIPTION: Lot 8, Block 5,  
 Chair Mountain Ranch  
 CITY: Redstone  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Residence: 2,792 square feet (Per Assessor)  
 Garage: 364 square feet  
 Lot: .18 acre (Per Assessor)  
 BEDROOMS: Four-Plus Bedrooms  
 BATHS: Two Bathrooms  
 YEAR BUILT: 1978  
 UTILITY SERVICES:  
 Water: Community  
 Sewer: Septic  
 Electric: Holy Cross Energy  
 Gas: None  
 FIREPLACE: Yes  
 LAUNDRY: Area  
 HEAT: Electric Baseboard  
 PARKING: One-Car Garage  
 PROPERTY TAXES: \$1,694/yr (2010)  
 ASSESSMENTS: \$600/yr Homeowners Association  
 PRICE: \$389,000  
 ELEVATION": 7,600 Feet  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 MLS #: 121106

#### INTERIOR FEATURES:

- Vaulted ceilings
- Wood floors
- Brick fireplace with insert
- Nice loft office with deck
- Two flex rooms (one could be separate suite)
- Master suite has sliding glass doors to deck
- Large master bath with separate claw foot tub
- Heated shop/studio off garage with phone hookups

#### EXTERIOR FEATURES:

- Heated two-car garage
- Nice east/south facing deck
- Nicely landscaped

#### AMENITIES:

- End of road privacy

#### INCLUSIONS:

- Refrigerator
- Washer and Dryer

#### DIRECTIONS:

Highway 133 to Marble turn off, 1/2 mile to Chair Mtn. Ranch on the right, top of the hill turn right on Aspen St. last house on left.

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