

## WEEKEND GETAWAY

Located on two acres near Marble, a well built log cabin/shed with a loft, generous travel trailer and mountain palapa offer numerous options for a weekend getaway. Power and septic are in place and access is year round. There are wonderful views of the Raggeds from the viewing deck of the cabin and the solar potential is excellent. Immediate access to two wilderness areas is nearby. **\$119,000**

**PRICE:** \$119,000

**LOCATION:** Marble | 1441 Serpentine Trail

**HIGHLIGHTS:** Log cabin/shed with power, travel trailer and outdoor mountain palapa. Super views all on two acres. Year round access and solar exposure.



"THIS IS PERFECT FOR SOMEONE LOOKING TO BUILD IN THE FUTURE BUT WANTS SOME USE OF THE PROPERTY NOW."- Jeff



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385 Redstone Boulevard, Redstone  
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#### DETAILS:

STREET ADDRESS: 1441 Serpentine Trail  
 LEGAL DESCRIPTION: Lots 9, 10, 11 & 44, Block 10, Marble Ski Area #2  
 CITY: Marble  
 COUNTY: Gunnison  
 SQUARE FOOTAGE:  
 Lot: 82,764 square ft. (Per Assessor)  
 1.99 acres (Per Assessor)  
 UTILITY SERVICES:  
 Water: Drill Well  
 Sewer: Septic – Already Installed  
 Electric: Holy Cross – On Site  
 Gas: AmeriGas – Leased Tank  
 WATER RIGHTS: None  
 MINERAL RIGHTS: None  
 ACCESS: Year Round/Unpaved  
 PROPERTY TAXES: \$1,368/yr (2009)  
 PRICE: \$119,000  
 TERMS: Cash  
 POSSESSION: Date of Delivery of Deed  
 EARNEST MONEY: \$5,000  
 Payable to First Gunnison Title  
 MLS #: 116350  
 ELEVATION: 8,100 Feet

#### PROPERTY FEATURES:

- Three structures on property including a well built log shed/cabin with power, travel trailer and a mountain palapa
- Year-round access with excellent views and solar exposure

#### ADDITIONAL FEATURES:

- Power and septic installed and on site
- 120 square foot cabin/shed with loft and viewing deck
- 7½' X 22' travel trailer
- Open Air mountain palapa

#### POSSIBLE USE:

- Weekend Getaway
- Build for full time living

#### INCLUSIONS:

- Some building materials including large water tank

#### DOCUMENTS ON FILE:

- Maps and plat on property

#### DISCLOSURES:

- Propane tank is leased

#### DIRECTIONS:

Approximately 3/4 mile up Serpentine Trail, property on right. Sign on site.

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