

EXCEPTIONAL PANORAMIC VIEWS!

Cool summer breezes combine with exceptional, south facing views to make this off-grid site perfect for a week-end get-away or a permanent homesite embracing a green lifestyle. Dominated by vistas of wilderness peaks and National Forest, three separate building areas include privacy in the aspens and cottonwoods, or open exposures in the mature oak. Snowmass Maroon Bells and The Raggeds Wilderness areas are just steps away. **\$84,500**

PRICE: \$84,500

LOCATION: Marble Ski Area | TBD Marble Village Drive

HIGHLIGHTS: Outstanding views and southern exposure offer a variety of green options on this exceptional lot.



"NEAR MARBLE . . . THE VIEWS ARE STUNNING." - Jeff



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m a s o m o r s e
THE SOURCE FOR REAL ESTATE

0290 Highway 133, Carbondale
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DETAILS:

STREET ADDRESS: TBD Marble Village Road
LEGAL DESCRIPTION: Lot 25, Marble Condo Filing 1
 Marble Ski Area
CITY: Marble
COUNTY: Gunnison
SQUARE FOOTAGE:
 Lot Acreage: 1 acre (Per Assessor)
 Lot SF: 43,560 square footage
 (Per Assessor)

UTILITY SERVICES:
 Water: Drill well
 Sewer: Install septic
 Electric: Not Available
 Gas: Propane
 (Various Suppliers Available)

WATER RIGHTS: No
MINERAL RIGHTS: No
ACCESS: Year Round
 Four-wheel drive in winter

PROPERTY TAXES: \$718.32/yr (2009)
PRICE: \$84,500
TERMS: Cash
POSSESSION: Date of Delivery of Deed
EARNEST MONEY: \$5,000 Payable to Stewart Title
MLS #: 122090
ELEVATION: 8,700 Feet

PROPERTY FEATURES:

- Off-grid with perfect southern exposure
- Absolutely stunning views
- Aspen, cottonwood and oak offer privacy and building sites options
- Year round access, four wheel drive in the winter

POSSIBLE USE:

- Year round home
- Weekend get-away

DOCUMENTS ON FILE:

- Plat
- Survey

DIRECTIONS:

Take County Road 3 past Beaver Lake, turn left on the Ski Area Road, property is on the left about 1.5 miles up the road. Look for the sign on the property.

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NOTICE TO PROSPECTIVE PURCHASERS: Mason & Morse Real Estate, its agents and brokers are acting as agents of the Seller with a responsibility to represent the Seller's interests. *Square footage of improvements was obtained from the Assessor's office. (County records are probably unreliable). Prospective purchasers are advised to verify this information through actual measurement of any improvements.