

## ON GOLDEN POND

Fish from your own backyard! Updated ranch-style home offers incredible recreational opportunities on 360 acres of common space. World class, gold medal fly-fishing. Desirable mid-valley location near the bus stop. Near five major ski areas, and thousands of acres of public land. Close enough to Aspen to enjoy the cultural activities. **\$475,000**

**PRICE:** \$475,000

**LOCATION:** Ranch at Roaring Fork in Carbondale | 166 Surrey Street

**HIGHLIGHTS:** Fabulous location on the pond. Nicely remodeled ranch style home with new exterior paint and mature landscaping. Fish from your own backyard.



"THIS HAS BEEN AN INCREDIBLE PLACE TO LIVE, RAISE A FAMILY, AND ENJOY ALL THE NATURAL BEAUTY OF THE RANCH."  
-Sally DeWolfe



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THE SOURCE FOR REAL ESTATE

0290 Highway 133, Carbondale  
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#### DETAILS:

**STREET ADDRESS:** 166 Surrey Street  
**LEGAL DESCRIPTION:** Lot 39, Filing 3  
Ranch at Roaring Fork Filing #4  
**CITY:** Carbondale  
**COUNTY:** Garfield  
**SQUARE FOOTAGE:**  
Residence: 1,400 square feet (Per Assessor)  
Garage: 420 square feet  
Lot: .29 acre (Per Assessor)  
**BEDROOMS:** Three Bedrooms  
**BATHS:** Two and One-Half Bathrooms  
**YR BUILT/REMODELED:** 1979/2009  
**UTILITY SERVICES:**  
Water: Community  
Sewer: Community  
Electric: Holy Cross Energy  
Gas: Source Gas  
**FIREPLACE:** Gas fireplace with blower  
**LAUNDRY:** Area  
**HEAT:** Electric Baseboard plus gas fireplace  
**PARKING:** Two-car Garage / Two Spaces  
**PROPERTY TAXES:** \$2,668/yr (2009)  
**ASSESSMENTS:** \$275/mo Homeowners Association  
**PRICE:** \$475,000  
**TERMS:** Cash or New Loan  
**POSSESSION:** Date of Delivery of Deed  
**MLS #:** 117398

#### DIRECTIONS:

Three miles east of stoplight at Highway 133 and Highway 82. Go right at Ranch at Roaring Fork, first right, turns into Surrey Street. House is on left.

#### INTERIOR FEATURES:

- Nicely remodeled ranch style home with open floor plan
- Hardwood floors, cherry cabinetry
- New kitchen appliances
- New windows and sliding doors

#### EXTERIOR FEATURES:

- Two-car garage
- Spacious yard with mature landscaping on pond
- Southern exposure and newly painted exterior
- Enjoy outdoor barbecues from your backyard

#### AMENITIES:

- Over 360 acres of common space
- World class, gold medal fly fishing
- Two miles of Roaring Fork River frontage
- Miles of streams, ponds
- Miles of trails for hiking and biking
- Pasture for horses
- Ideal location for bird watching

#### INCLUSIONS:

- Refrigerator
- Range
- Washer/Dryer

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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.



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