

# PRIVATE FLY-FISHING ENCLAVE

Incredible price for Ranch at Roaring Fork Condominium overlooking golf course. World class gold medal fly-fishing on two miles of Roaring Fork River frontage, miles of streams. Horses welcome. Near bus stop, four major ski areas, cross country ski area. Thousands of acres of public land and Rio Grande Trail for biking to Aspen and Glenwood.  
**\$349,900**

**PRICE:** \$349,900

**LOCATION:** Ranch at Roaring Fork, Carbondale

**HIGHLIGHTS:** Approximately 400 acres of common space, golf, tennis, trails, horse facility. Ponds, wildlife and excellent bird watching.



"THE RANCH AT ROARING FORK IS THE VALLEY'S BEST KEPT SECRET" -Carol



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THE SOURCE FOR REAL ESTATE

0290 Highway 133, Carbondale

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#### DETAILS:

STREET ADDRESS: 14193 Highway 82, #291  
 LEGAL DESCRIPTION: Unit D, Building 2,  
 Ranch at Roaring Fork  
 CITY: Carbondale  
 COUNTY: Garfield  
 SQUARE FOOTAGE:  
 Residence: 1,200 square feet (Per Assessor)  
 BEDROOMS: Two Bedrooms  
 BATHS: Two Bathrooms  
 YR BUILT/REMODELED: 1973/2006  
 UTILITY SERVICES:  
 Water: Community  
 Sewer: Community  
 Electric: Holy Cross  
 FIREPLACE: Wood Burning  
 LAUNDRY: Area  
 HEAT: Electric Baseboard  
 PARKING: Carport-One Covered,  
 One Uncovered Parking  
 PROPERTY TAXES: \$1,671/yr (2009)  
 ASSESSMENTS: \$520/mo Homeowners Association  
 \$32.14/mo Sewer Assessment  
 PRICE: \$349,900  
 TERMS: Cash or New Loan  
 POSSESSION: Date of Delivery of Deed  
 MLS #: 116278

#### INTERIOR FEATURES:

- Vaulted ceiling
- Deck off living room
- Deck off master bedroom
- Engineered wood floor
- Good bedroom separation
- Upper level unit
- Sky lights in living room
- Sky light in bath
- Upgraded kitchen and bath

#### AMENITIES:

- World class fly-fishing
- Located on a 3 par golf course
- Tennis courts
- River frontage, streams, ponds
- Wildlife and bird watching

#### INCLUSIONS:

- Range
- Refrigerator
- Dishwasher
- Washer/Dryer

#### DIRECTIONS:

Three miles east of intersection of Highway 133 and Highway 82, enter Ranch at Roaring Fork, go under sign, condominium is on left, second building, upper unit.

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\* While the information contained herein is deemed reliable, it cannot be guaranteed. Subject to errors, omissions, prior sale, changes or withdrawal without notice.

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