

RECREATION PARADISE

This three-bedroom two-bathroom home is centrally located near both Nordic and Alpine ski areas and public lands. Enjoy 360 acres of private fly fishing on two-miles of Gold Medal Roaring Fork River, plus miles of streams, ponds and trails. Pasture for horses and room for riding. Golf, tennis and bird watching all here at the Ranch at Roaring Fork, one of the Valley's best kept secrets!

PRICE: \$399,000
LOCATION: Carbondale, Ranch at Roaring Fork
HIGHLIGHTS: Recreational amenities including miles of streams, ponds and trails.



"THE RANCH AT ROARING FORK IS A WELL KEPT SECRET JUST 45 MINUTES FROM ASPEN." - Carol



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THE SOURCE FOR REAL ESTATE

0290 Highway 133, Carbondale

www.masonmorse.com



DETAILS:

STREET ADDRESS: 273 Surrey Street
LEGAL DESCRIPTION: #4 Lot 65, Filing 3
The Ranch at Roaring Fork
CITY: Carbondale
COUNTY: Garfield
SQUARE FOOTAGE:
Residence: 1,120 square feet (Per Assessor)
Garage: Two-Car
Lot: .28 acre (Per Assessor)
BEDROOMS: Three Bedrooms
BATHS: Two Bathrooms
YR BUILT: 1979
UTILITY SERVICES:
Water: Ranch at Roaring Fork Community
Sewer: Ranch at Roaring Fork Community
Electric: Holy Cross
Gas: Source Gas
FIREPLACE: Woodstove
LAUNDRY: Area
HEAT: Electric, Plus Woodstove
PARKING: Ample
PROPERTY TAXES: \$2,108/yr (2009)
HOA ASSESSMENTS: \$275.00 per Month
Homeowner's Association Fees
SPECIAL ASSESSMENTS:
\$32.14 per Month
PRICE: \$399,000
TERMS: Cash or New Loan
POSSESSION: Date of Delivery of Deed
MLS #: 108144

DIRECTIONS:

Approximately three-miles east of Carbondale light at Highway 82 and Highway 133. Turn right into the Ranch at Roaring Fork take the first right. The house is on the north side of the street.

INTERIOR FEATURES:

- Concrete countertops in kitchen with built in dish rack
- Wood lument floor
- hanging pot rack
- Newer appliances
- Slider to deck

EXTERIOR FEATURES:

- Rustic metal roof
- Organic garden space
- Sprinkler system for large yard

AMENITIES:

- World-Class fly fishing, golf, tennis, horse pasture, trails for hiking, biking
- Wild life and bird watching

INCLUSIONS:

- Range
- Refrigerator
- Dishwasher
- Window coverings
- Woodstove (pot-belly)

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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.

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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