



The Ranch at Roaring Fork Condo

Ground Floor Condo

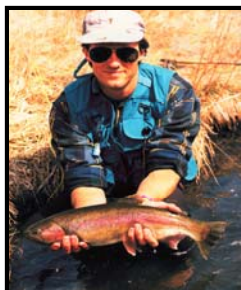
Recently Remodeled and Renovated 2009

This three bedroom two bath condo was completely renovated in 2009. It is all new inside – windows, doors, baths, kitchen—It is ready for occupancy!

**14913 Highway 82 #299—
www.RanchatRoaringFork.com
[MLS # 117744](#)**



\$495,000
Includes the furniture, towels and linens, dishes, pots & pans, stemware, silverware —It's all there!



The Ranch at Roaring Fork development contains over 300 acres of open space, trails, and numerous private fly fishing ponds along the Roaring Fork River. And, more...executive golf course and tennis!



ROARING FORK REALTY - 256 Main Street - Carbondale, Colorado 81623
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\$495,000 Furnished

14913 HWY 82—#299/300 , CARBONDALE

MLS#: 117744 (Owner: Martin)

Legal: Unit B, Building 1, Ranch at Roaring Fork #4, Garfield County

Year Built: 1973
Remodeled & Renovated in 2009

Bedrooms: Three

Bathrooms: Two

Garage: Carport with Storage-

Heated SF: 1248—1 level

Electric Co: Holy Cross Energy

Heat: Electric Baseboard (EBB)

Water & Sewer: Ranch at Roaring Community System

Other: Wood burning Fireplace

Showing Instructions: Subject to Short Term Vacation Rentals - Call Listing Broker for showing.

Inclusions: Range, Refrigerator, Dish-washer, Microwave, Stacked Washer & Dryer, All Window Coverings & all furnishings (see list Broker for excluded items)

HOA Dues: \$516/ Month

HOA Fees Include: Contingency Funds, All Ranch Maintenance, Ranch Insurance, Management, Snow Removal, Trash Removal, Water & Sewer

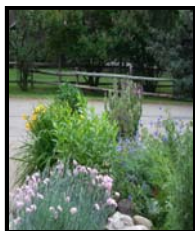
HOA Website

www.RanchatRoaringFork.Com

HOA Amenities: Walking Trails, Golf, Tennis, Fishing, Horse Privileges, Nearly 400 acres open space, Roaring Fork River Frontage, Creek and ponds,

Property Taxes: \$1701.96 (2009)

Earnest \$: \$15,000 to Title Company



Toni Cerise GRI Broker Associate

Roaring Fork Realty

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