

FANTASTIC SPORTSMAN'S PARADISE

Own this three-bedroom condominium on the golf course near Carbondale. World class gold medal fly fishing on more than 360 acres with two miles of Roaring Fork River frontage, miles of streams and ponds. Golf, tennis, hiking and biking on miles of trails, bird watching and even pasture for your horses. It's all here!

Seller will carry for five years with 20% down. **\$399,000**

PRICE: 399,000

LOCATION: Carbondale, Ranch at the Roaring Fork

HIGHLIGHTS: Ground floor golf course unit, three-bedroom, two-bath, loads of amenities, horses allowed.



"THE RANCH AT THE ROARING FORK AMENITIES ARE AN INCREDIBLE VALUE EVEN IN THIS ACTIVE VALLEY." - Carol



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

0290 Highway 133, Carbondale



DETAILS:

STREET ADDRESS: 14913 Highway 82
#297 & #298,
Ranch at the Roaring Fork

CITY: Carbondale

COUNTY: Garfield

SQUARE FOOTAGE:
Residence: 1,248 square feet (Per Assessor)
Garage: Carport

BEDROOMS: Three Bedrooms

BATHS: Two Bathrooms

YR BUILT/REMODELED: 1973/2000

UTILITY SERVICES:
Water: Community
Sewer: Community
Electric: Holy Cross high: \$202.20
low: \$14.81
average: \$77.04

FIREPLACE: Wood

LAUNDRY: Stacked washer/dryer

HEAT: Electric baseboard

PARKING: Common

PROPERTY TAXES: \$1,715/yr (2009)

ASSESSMENTS: \$520/month
Homeowners Association

PRICE: \$399,000

TERMS: Cash or New Loan

POSSESSION: Date of delivery of deed at closing

MLS #: 102991

INTERIOR FEATURES:

- Remodeled ground floor unit
- Pine cabinets
- Six panel doors
- Tile floor
- Fireplace
- Mirrored closet doors
- Stacking washer and dryer
- Possible to purchase furnishings at an additional cost

EXTERIOR FEATURES:

- Patio for barbeques and entertaining
- Located right on the golf course

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:

- All appliances
- Window coverings

DIRECTIONS:

Enter Ranch at the Roaring Fork three miles east of Carbondale. Turn south go under sign, past tennis courts. 297 & 298 on the left ground level.

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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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