

# 0611 LARKSPUR DRIVE | CARBONDALE, COLORADO



## BEAUTIFUL SETTING IN CERISE RANCH

Build your custom dream home on this beautiful 2.7 acre lot with low HOA dues. Conveniently located five minutes from Whole Foods, Basalt and Carbondale. Views of Mt. Sopris, water runs through the property and backs up to open space.

Subdivision offers club house, pool, gym, volley ball court, pond and green belt.

2.7 acres | \$249,000 | [MidValleyLand.com](http://MidValleyLand.com)



**BERKSHIRE HATHAWAY** | Aspen Snowmass Properties  
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# REAL ESTATE ON HIGHER GROUND

## Details:

<b>Legal Description:</b>	Section: 33 Township: 7 Range: 87 Subdivision: CERISE RANCH SUB-Lot 22 PHASE 2
<b>Street Address:</b>	0611 Larkspur Drive, Carbondale, CO 81623
<b>Land Size/Acreage:</b>	2.7 acres
<b>Type:</b>	Single family lot
<b>Access:</b>	Paved
<b>Mineral Rights:</b>	No
<b>Electric:</b>	Yes
<b>Water:</b>	Community
<b>Property Taxes:</b>	\$3998 (2017)
<b>Homeowners Fees:</b>	\$525/quarter
<b>Real Estate Transfer Tax:</b>	None
<b>Price:</b>	\$249,000
<b>Terms:</b>	Cash, or terms otherwise acceptable to sellers
<b>MLS#:</b>	143672
<b>Property Website:</b>	MidValleyLand.com
<b>Directions:</b>	From Aspen take Hwy 82 past the El Jebel light. Cerise Ranch will be on the right. Take entrance to roundabout, take first right on Larkspur Dr. The property will be on right at the end of Lark



DISCLOSURE: Information herein deemed reliable, but not guaranteed. Due to differences in measurement methods, neither Seller nor Broker can warrant the square footage of any structure or the size of any land being purchased. Broker measurements are for marketing purposes and are not measurements for loan, valuation or any other purpose. If exact square footage is a concern, the property should be independently measured.

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Aspen 534 E. Hopkins Avenue | 970.922.2111 • Next to the Gondola Plaza 555 E. Durant Avenue | 970.925.5400  
Snowmass Village Next to Alpine Bank | 970.923.2111 • [BHHSAspenSnowmass.com](http://BHHSAspenSnowmass.com)

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