

# MONASTERY CUTOFF ROAD SNOWMASS, COLORADO



## INCREDIBLE MOUNTAIN VIEWS

Forty-five-acre property featuring 360 degree views from Aspen/Independence to Snowmass ski area to the West Elk range and Mount Sopris, all the way to views of Basalt Mountains and other ranges.

Build your dream home! Flat building site, electric, well and roads in place, and no formal home owner's association other than road & improvement association. Located +/- 35 minutes from Aspen.

45 Acres | \$725,000 | [ShieldOMesa.com](http://ShieldOMesa.com)



**BERKSHIRE HATHAWAY** | Aspen Snowmass Properties  
HomeServices

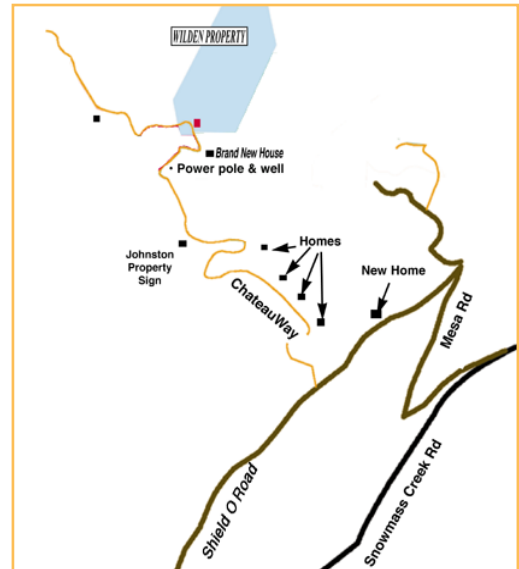
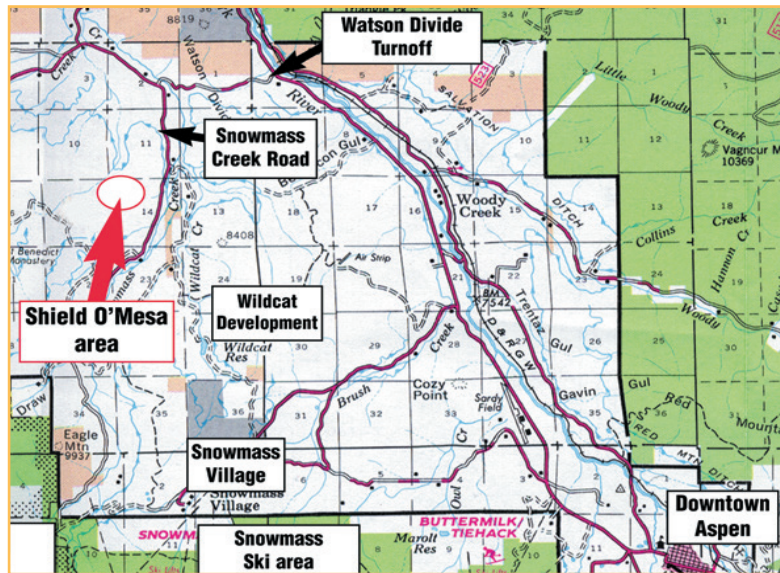
# REAL ESTATE ON HIGHER GROUND

## Details:

<b>Legal Description:</b>	Shield O Mesa: 15-9-86: Tract of Land in NE4SW4 of Sec15-9-86
<b>Street Address:</b>	TBD Monastery Cutoff Road, Snowmass, CO
<b>Land Size/Acreage:</b>	45 acres
<b>Type:</b>	Single family lot
<b>Access:</b>	Unpaved
<b>Lot Description:</b>	Horse property, views, flat and rolling topography
<b>Electric:</b>	Yes
<b>Gas:</b>	None
<b>Property Taxes:</b>	\$3561 (2016)
<b>HOA Fees (Road):</b>	\$950/year (road only)
<b>Price:</b>	\$725 ,000
<b>Terms:</b>	Cash, or terms otherwise acceptable to sellers
<b>MLS#:</b>	154014
<b>Property Website:</b>	SHIELDOMESA.com

## Features

- Electric in place to property
- Well in place on property
- Private and peaceful setting
- Flat building site
- 1041 Hazard Review completed (Expired 10/08)
- Wildlife abounds
- Panoramic views including Snowmass, West Elk, Mt Sopris, Basalt Mountains, Aspen and the Continental Divide
- Year-round road access
- 35 minutes from Aspen



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)

Formerly BJ Adams and Company and Leverich & Carr