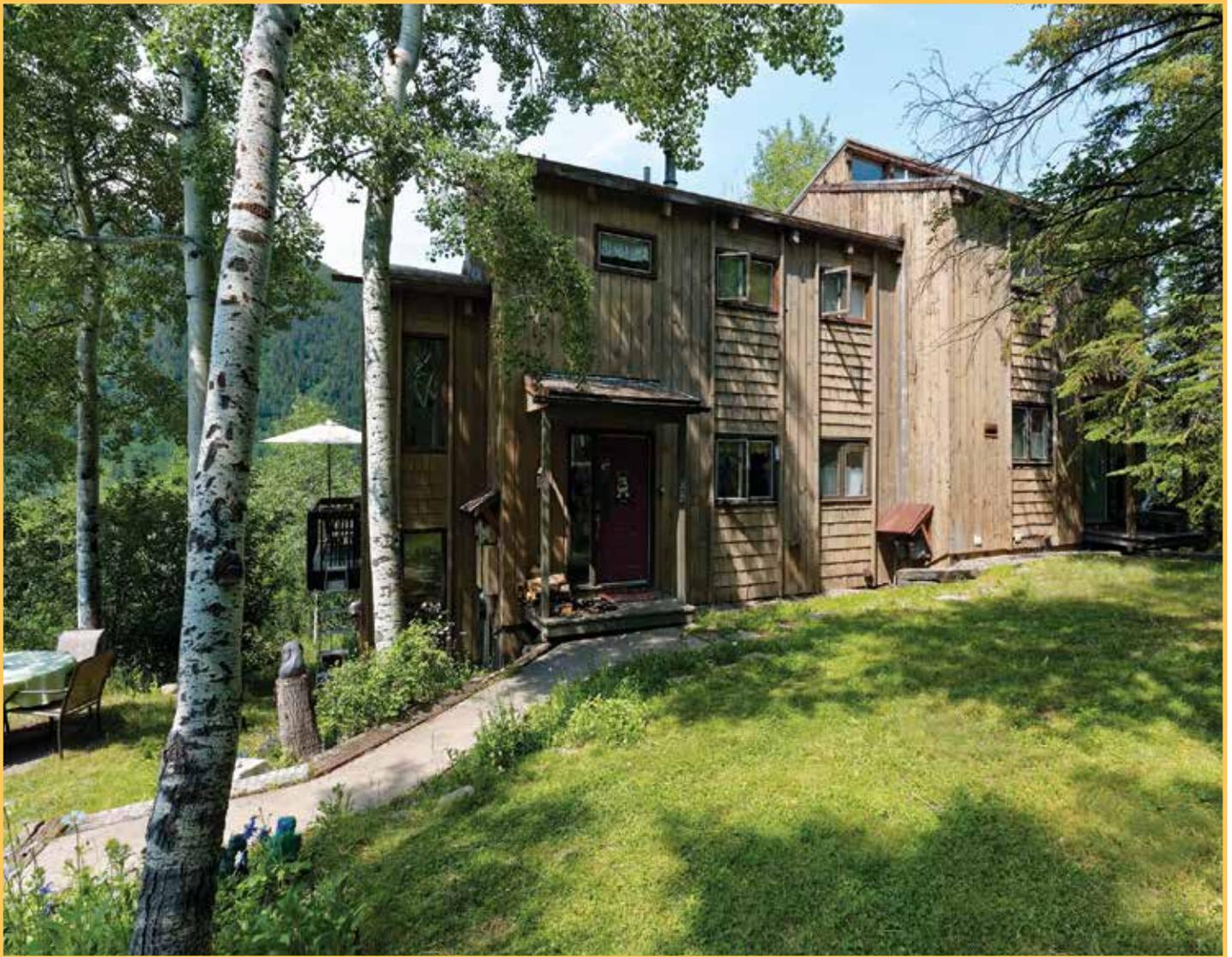




437 MOUNTAIN LAUREL

ASPEN, COLORADO



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION



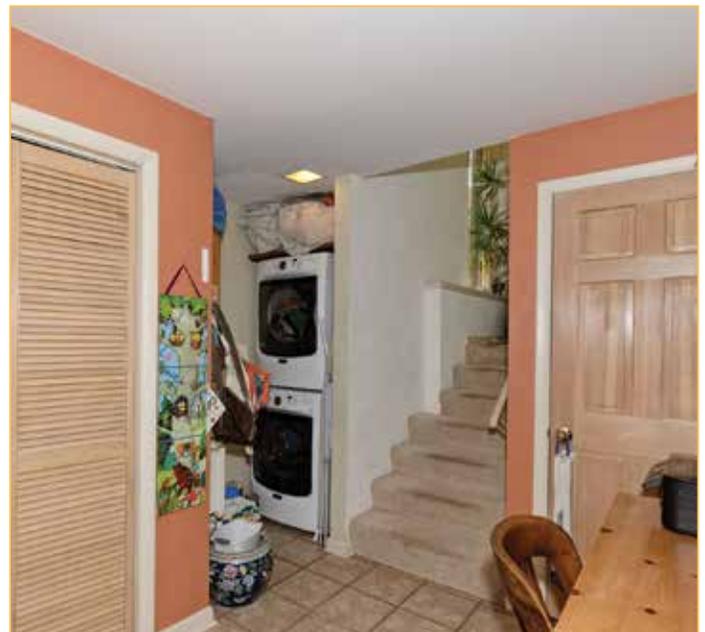
MOUNTAIN VALLEY DUPLEX

What: Rarely does this incredible opportunity come on the market. Mountain Valley duplex, three bedroom, two bath each side. Use as two separate units or combine into a single family home with 6 bedrooms, 4 baths. Rents for \$4,000/mo +/- (each side). This property can be redeveloped as a duplex, move-in, or rent out. Detached oversized 3 car garage, plus ample parking with 5+ spots. Unobstructed views from Independence Pass to Aspen Mountain.

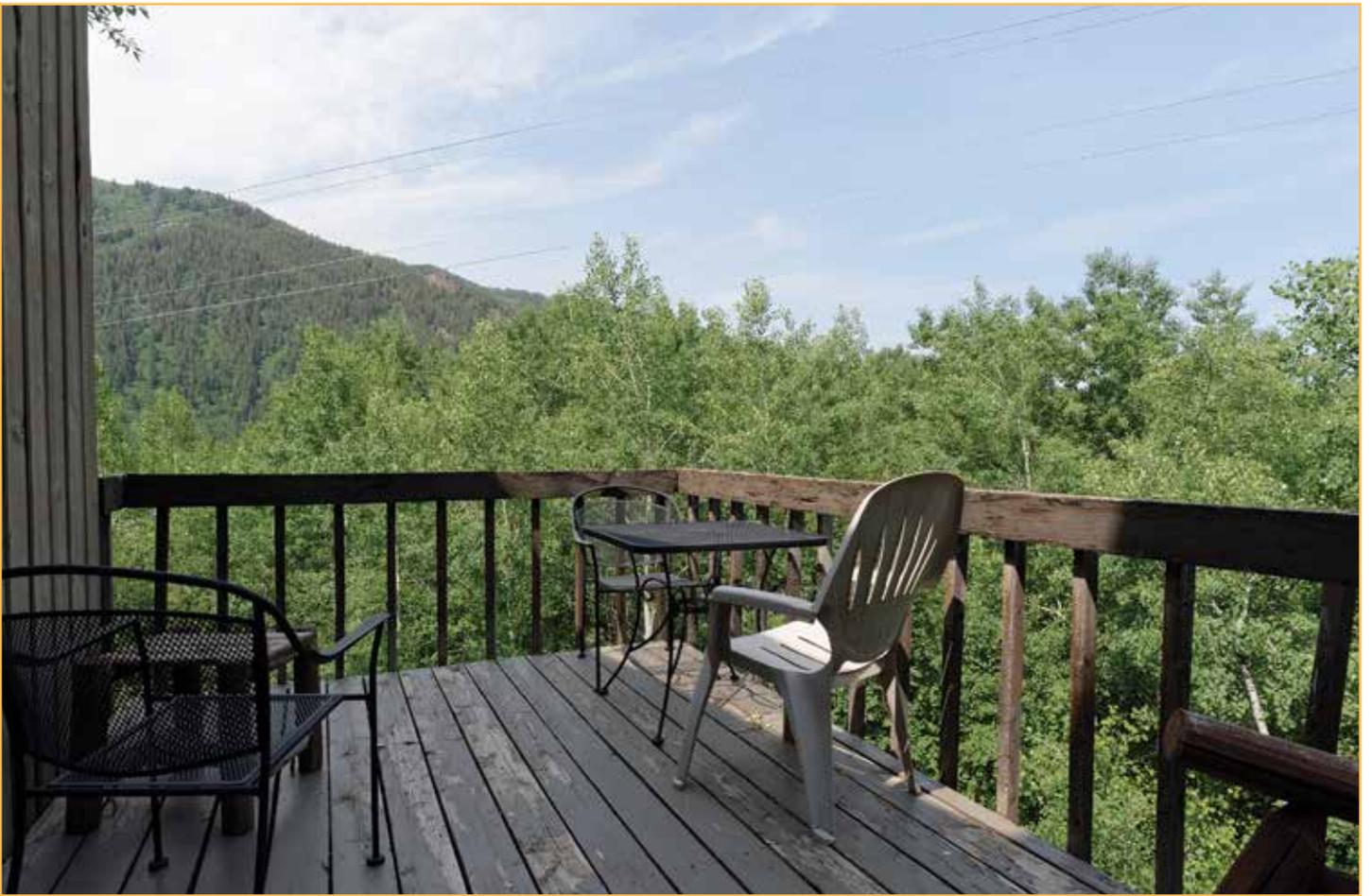
Where: Located in Aspen school district, on dial-a-ride, or walk to town.

Why: Easy living in a home close to town with breathtaking views.

Numbers: \$2,800,000, unfurnished



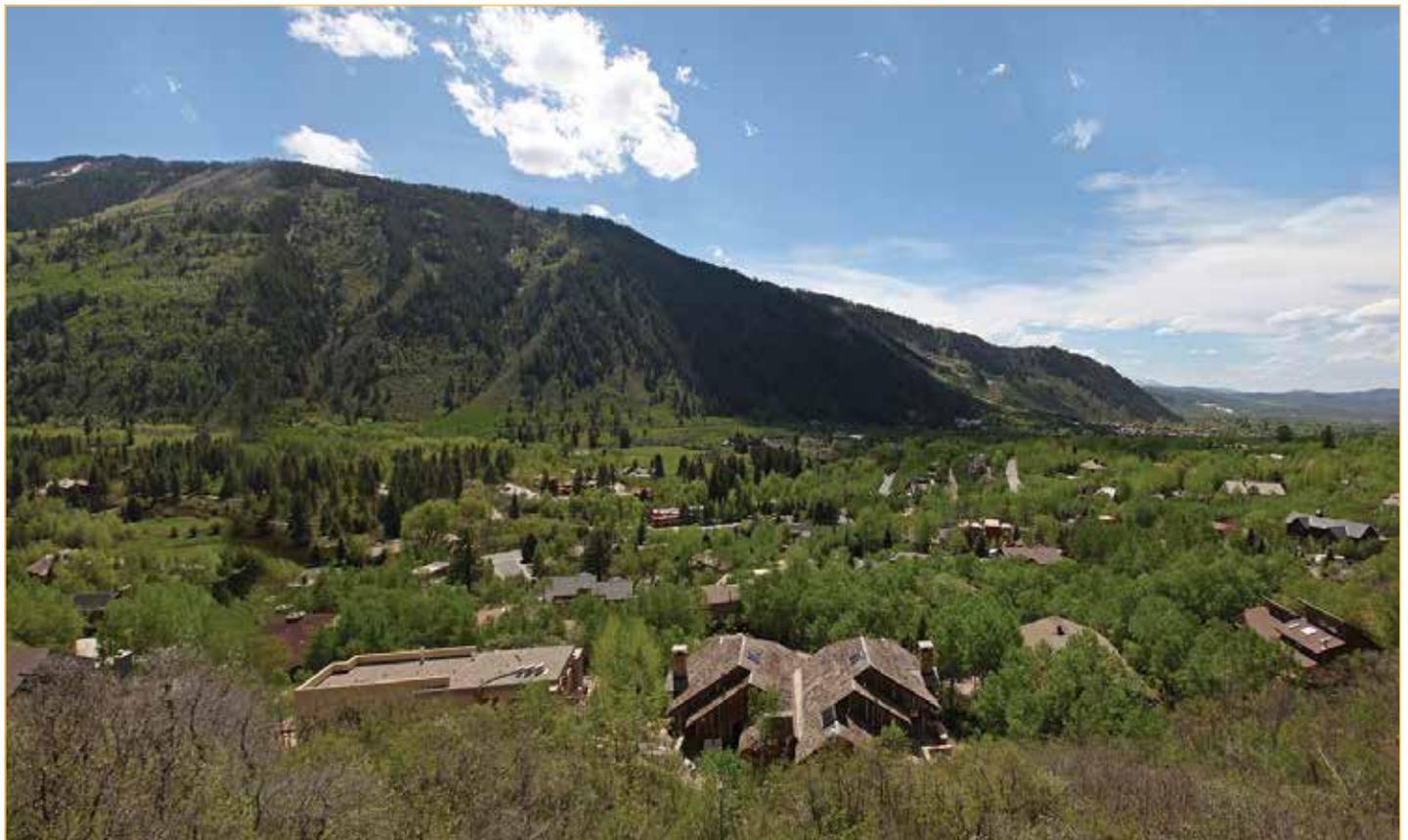
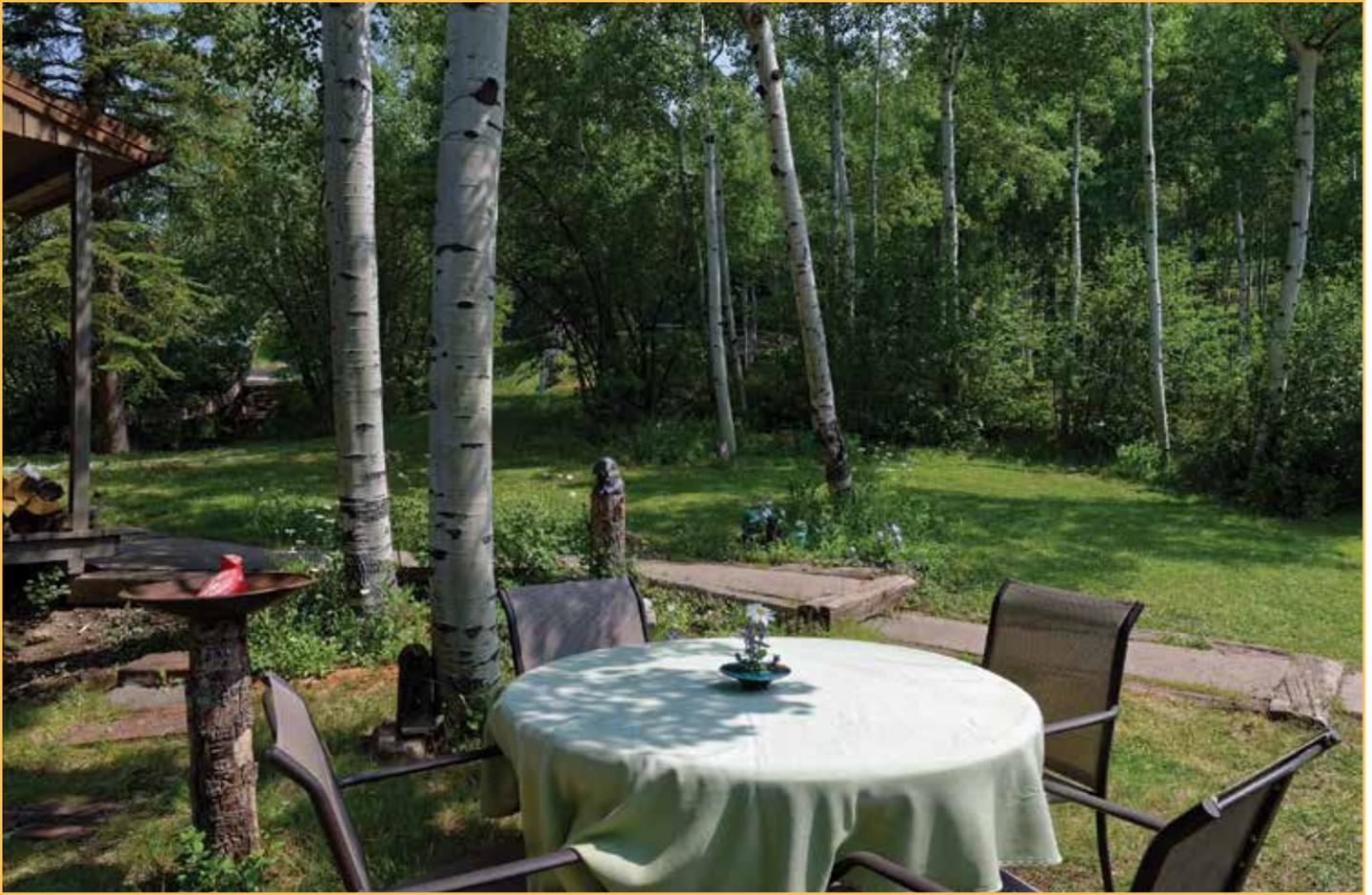






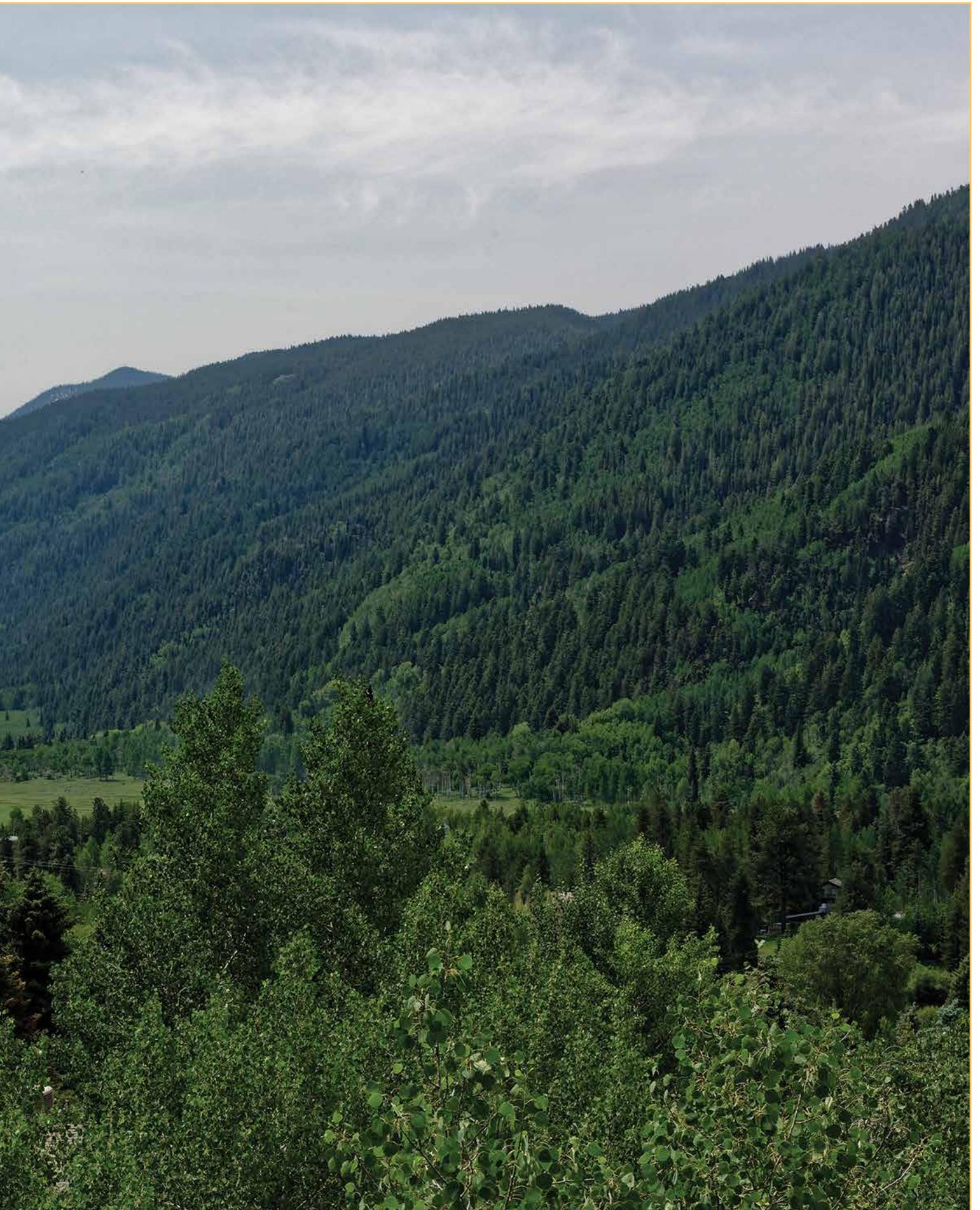














REAL ESTATE ON HIGHER GROUND

Details:

Legal Description:	MOUNTAIN VALLEY Block: 2 Lot 54
Street Address:	473 Mountain Laurel Drive, Aspen, Colorado 81611
Bedrooms/Baths:	6/4
Square Feet (heated living):	2962 sq ft
Year Built:	1973
Fireplaces:	2 wood
Parking:	3-car detached, oversized garage + extra parking - 5 spots
Views:	From Independence Pass to Aspen Mountain
Property Taxes:	\$4422 (2017)
Homeowners Fees:	\$400/year
Real Estate Transfer Tax:	None
Price:	\$2,800,000
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	144557
Property Website:	MountainValleyDuplex.com

Directions: From Aspen head east on Highway 82 towards Independence Pass. Approximately one half mile from City Market, turn left into Mountain Valley. Veer left, follow the road, turn left at Mountain Laurel Drive.



DISCLOSURES: 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.

 © 2018 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity. Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation. Updated: 04/09/18



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION

Holly Goldstein | 970.948.4824 | holly@BHHSAspenSnowmass.com
Aspen 534 East 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