

# 22931 FRYING PAN ROAD | MEREDITH , COLORADO



## 2 BEDROOM SINGLE FAMILY HOME

This lot sits on the upper Frying Pan River. Nine plots ready for single or double wide trailers, also a two bedroom/one bath cabin with a garage that rents for \$800/month. Lots rent for \$350/month bring your trailer. Currently gets \$3,500/month income (only 1/3 rented out). Or you can use the property as a single family lot. Fish from the back deck on the Frying Pan River in total privacy. Close to Basalt. On the water and tons of Opportunity!

2 bedrooms | 1 bath | \$480,000 | [FryingPanRiverRetreat.com](http://FryingPanRiverRetreat.com)



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

## Details:

<b>Legal Description:</b>	Property consists of 2 parcels. Call agent for descriptions. Pitkin Co ID#247111400003   Eagle Co ID#247111400002
<b>Street Address:</b>	22931 Frying Pan Road, Meredith, CO 81642
<b>Bedrooms/Baths:</b>	2/1
<b>Square Feet (heated living):</b>	864 sq ft, per assessor
<b>Land Size/Acreage:</b>	1 acre
<b>Type:</b>	Single family home
<b>Year Built:</b>	1949
<b>Extras:</b>	River access
<b>Water:</b>	Well-household
<b>Property Taxes:</b>	\$1265 (2017)
<b>Homeowners Fees:</b>	None
<b>Real Estate Transfer Tax:</b>	None
<b>Price:</b>	\$480,000
<b>Terms:</b>	Cash, or terms otherwise acceptable to sellers
<b>MLS#:</b>	139753
<b>Property Website:</b>	FryingPanRiverRetreat.com
<b>Directions:</b>	From Basalt, take Frying Pan Road 22 miles and property is on your left.



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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