

# 449 MCLAUGHLIN LANE | RUEDI SHORES BASALT



## BEAUTIFUL SETTING IN RUEDI SHORES

Build your dream home here on this amazing flat lot, trees and views of the Reservoir. Hike, bike, fish, ski, boat, camp within minutes of your front door. Only twenty minutes to Downtown Basalt. Easy access to Eagle/Vail in the summer by way of four-wheel drive road. This lot is in the middle of paradise with the Gold Medal Frying Pan River only one mile away.

1.3 acres | \$145,000 | [RuediShoresLand.com](http://RuediShoresLand.com)

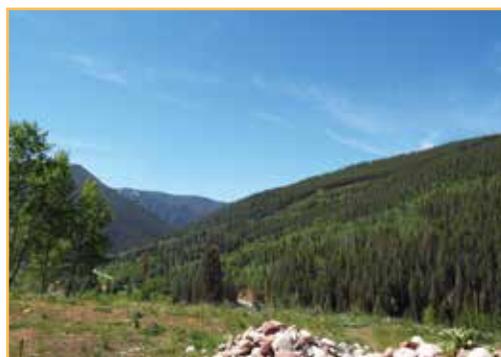


**BERKSHIRE HATHAWAY** | Aspen Snowmass Properties  
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# REAL ESTATE ON HIGHER GROUND

## Details:

<b>Street Address:</b>	449 McLaughlin Lane, Basalt, CO 81621
<b>Land Size/Acreage:</b>	1.3 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>	\$5829 (2017)
<b>Homeowners Fees:</b>	\$375/quarter
<b>Real Estate Transfer Tax:</b>	None
<b>Price:</b>	\$145,000
<b>Terms:</b>	Cash, or terms otherwise acceptable to sellers
<b>MLS#:</b>	149277
<b>Property Website:</b>	RuediShoresLand.com



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  
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