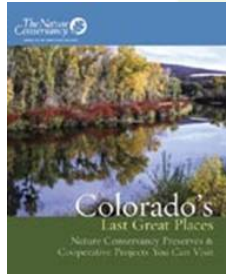


EXCLUSIVE NORTHSTAR NOT IN THE MLS

PRICE: \$4,600,000

LOCATION: 43551 Highway 82, Aspen, CO 81611

"North Star is one of Colorado's Last Great Places" says The Nature Conservancy



This is a 3.4 acre parcel with 1980's home and cabin overlooking 300 plus acres of riparian nature preserve and open space. This is a prime Northstar Preserve view lot, surrounded by an oasis of recreation space at your doorstep: hang-gliding, fly-fishing, cycling, hiking, cross country skiing, river floating.



The Estin Report: Q2 2010 Aspen Snowmass Residential
(updated regularly)

www.EstinAspen.com

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DETAILS:

ADDRESS: 43551 Highway 82
CITY: Aspen
COUNTY: Pitkin
PRICE: \$4,600,000

DESCRIPTION:

- Two structures: small Cabin and Main House
- Present income of \$3,000-\$4,000/mo
- Main House of 2,952 sq ft
- Main House 4bd / 3b
- Acreage 3.4
- Cabin approx. 300 sq ft (studio/1ba)
- Because structures exist on the property, taxes are lower than if vacant land only and financing requirements are assumed to be less onerous than a "pure" vacant land purchase.

PITKIN COUNTY APPROVALS:

- The site received Activity Envelope / Site Plan Review approval in May 2008 for a 10,750 sq ft home. This approval allows for the property to be a TDR Receiversite for (2) TDRs. TDR's are not included in the sale of the property.
- Designated as a TDR Receiversite in May 2008
- Architectural drawings of proposed new home are available, but not included in sale price.

LOCATION AMENITIES:

Only 1.5 miles from downtown Aspen, the property is directly opposite the middle of the Preserve offering unobstructed views to east, west and south. It provides prime front and center elevated views overlooking the gorgeous open space with meadows, ponds and the stillwater section of the Roaring Fork River. Only a total of two such dead-on unobstructed view home sites exist. This is the only one available at present.

Often referred to as Aspen's Gold Coast, this low traffic east Aspen area features new 2010 multi-million dollar homes built in or along the edge of the nature preserve. None of these offer the kind of open Northstar views as this property.

Extraordinary nature sightings: elk calving ground is directly within 100 - 250' view plane of home site and blue herons are seen regularly in this wildlife corridor.

Outside the front door: a playground of hang-gliding, world class bike riding, cross-country skiing, jogging and walking.

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* While the information contained herein is deemed reliable, it cannot be guaranteed. Subject to errors, omissions, prior sale, changes or withdrawal without notice.

NOTICE TO PROSPECTIVE PURCHASERS: Mason & Morse Real Estate, its agents and brokers are acting as agents of the Seller with a responsibility to represent the Seller's interests. *Square footage of improvements was obtained from the Assessor's office. (County records are probably unreliable). Prospective purchasers are advised to verify this information through actual measurement of any improvements.

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