



\$175,000
.33 ACRE

**LOT 31, BLOCK 24, FILING 3
CRESTED BUTTE SOUTH
ALSO KNOWN AS, 804 ZELIGMAN ROAD**

THIS UNIQUE LOT OFFERS EASY **ACCESS FROM TWO ROADS** GIVING MANY POSSIBILITIES TO BUILD YOUR HOME OR A **GREAT LOT FOR A DUPLEX!**
WITH IMMENSE SOUTHERN EXPOSURE,
NEIGHBORING ASPEN TREES AND UNOBSTRUCTED
DOWN VALLEY AND MT. WHETSTONE VIEWS!
UTILITIES TO THE LOT WITH TAPS AVAILABLE.
MANY AMENITIES; TENNIS COURTS, PLAYGROUNDS, ICE
RINK, AND FISHING ACCESS.