



Property Information

- **Property Address:** 20 MARCELLINA LN 105 MT CRESTED BUTTE 81225
- **Property Type:** Condo
- **Square Footage:** 552 sq/ft
- **Number of Bedrooms & Bathrooms:** 2 bed, 1 bath
- **Year Built:** 1999

Qualified Buyers

A Qualified Buyer must be a natural person who meets the following qualifications

- Has resided in Gunnison County, CO for at least the immediately preceding one year
- Is employed in Gunnison County, CO and derives 80% of his or her total income from wages or salary from said employment
- Does not own an interest, alone or in conjunction with others, in any real property except for one parcel of real property zoned or used for commercial purposes and/or one unimproved residential lot or building site that cannot be further subdivided.
- Please refer to the deed restriction for additional details about qualified buyers.

Financial Information

- **Purchase Price:** \$196,462.50
- **Property Taxes:** 2024 taxes - \$659.62
- **HOA dues:** \$514 per month

Contact & Next Steps

- **Point of Contact:** Skyler Matthias – ownership@gvrha.org
- **Next Steps for Interested Buyers/Tenants:** Currently, there is no defined sales process, interested buyers should contact seller for next steps.
 - GVRHA will qualify buyer once buyer and seller are under contract.
 - If you would like to discuss qualification process, please contact ownership@gvrha.org or 970-641-7900 and speak with Skyler Matthias.

