

2 PREMIER CARBONDALE LOTS *in a Low-Density Neighborhood*

520 & 0 Mesa Verde Avenue | 3 Bed, 2 Bath | 1,520 Sq. Ft. | 0.33 Acres



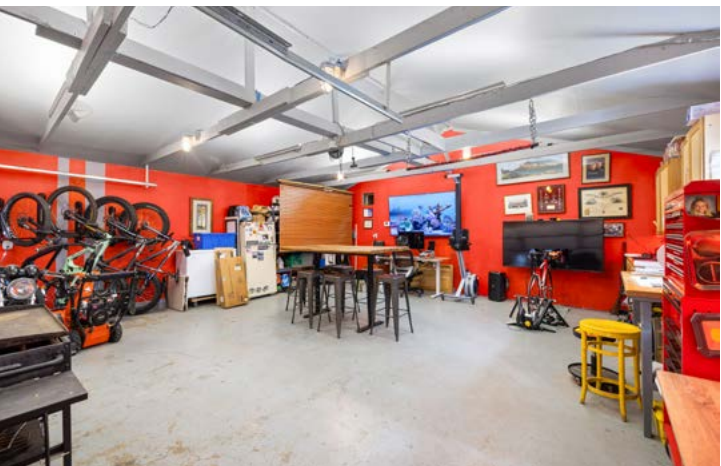
COLDWELL BANKER
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EXISTING HOME + SECOND LEGAL LOT IN CARBONDALE'S CORE!

A rare opportunity in the heart of Carbondale—this offering includes one existing residential home plus a second legal lot on the same plat, sold together. Unlike most in-town properties limited to a 540 sq ft ADU, this unique setup allows you to build an additional single-family home. Situated on approximately 1/3 acre in a quiet, low-density area between 8th Street and the dog park, the property offers exceptional flexibility and long-term upside. The existing home features remodeled bathrooms, updated flooring, air conditioning, a walk-in closet, and a welcoming side patio. The expansive yard provides space for kids, pets, or future development. Architectural engineering drawings for the second home are already completed. Walk to Colorado Meadows Park and enjoy easy access to everything Carbondale's core has to offer.



DETAILS

Address: 520 & 0 Mesa Verde Avenue
City: Carbondale
Bed & Bath: 3 Bed, 2 Bath
Size: 1,520 sq. ft.
MLS#: 191750
Taxes: \$8,174,76 (2025)
HOA: No HOA

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FEATURES

- Rare dual-lot opportunity in Carbondale
- Existing home + second legal buildable lot
- Build a full single-family home (not just ADU)
- ~1/3 acre in quiet, low-density area
- Remodeled baths, updated flooring & A/C
- Walk-in closet & inviting side patio
- Expansive yard with future upside
- Engineering drawings complete
- Walk to Colorado Meadows Park & downtown



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