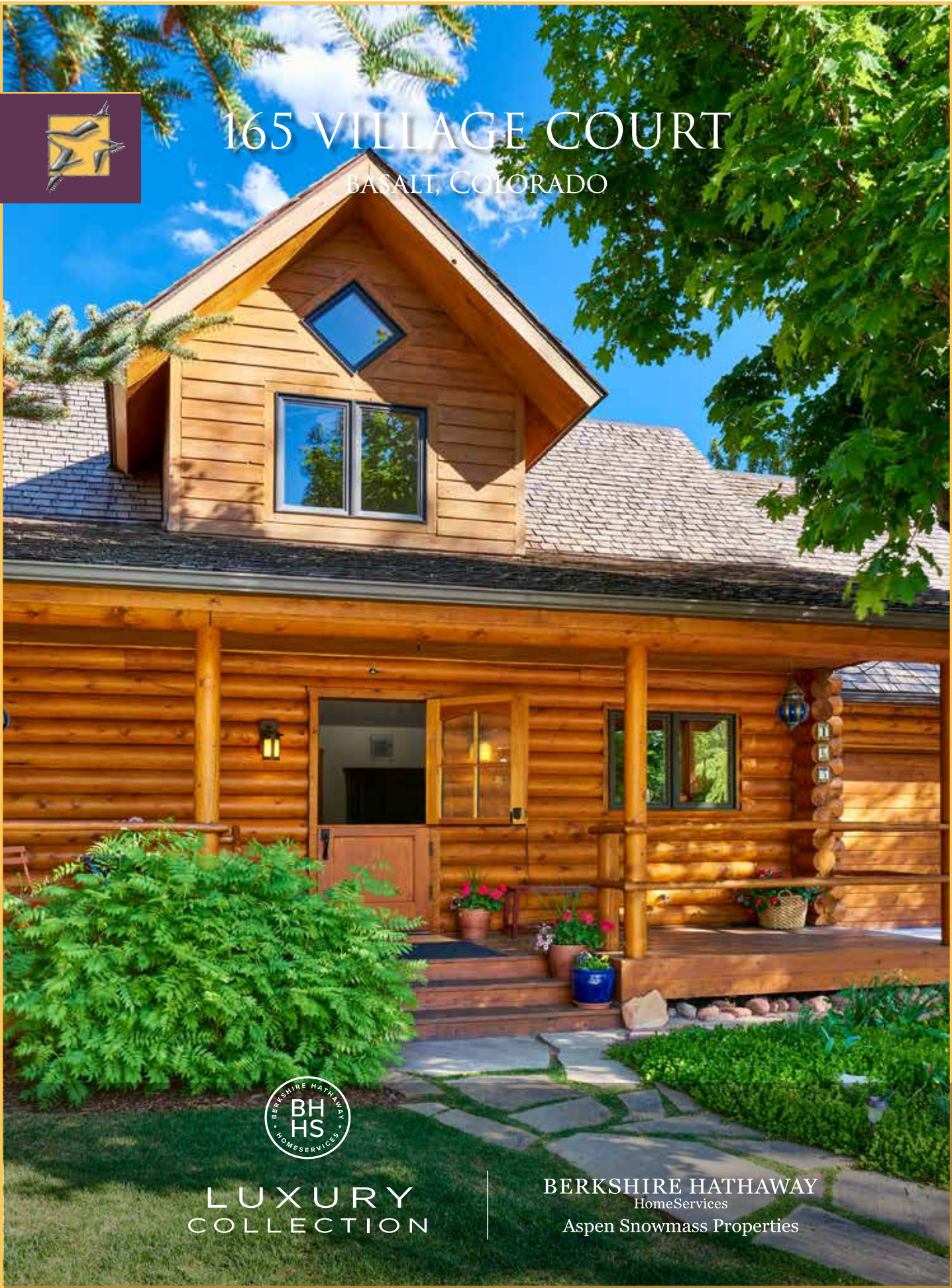




165 VILLAGE COURT

BASALT, COLORADO



LUXURY
COLLECTION

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Tucked back in the trees



A covered front porch



Living room with french doors to outside porch and backyard

165 VILLAGE COURT BASALT, COLORADO

What: There is something about a log home that is soothing to the soul and this one has the all the warmth and charm to capture your heart, as well. Watch the sunset from the front porch. Dine with friends on the back patio surrounded by a lush lawn and tiered rock gardens. Snuggle in before the fireplace with a good novel. With more space than you would realize from the street front, you will find three levels with plenty of room to live, rest and play. And, the location couldn't be better. Take the swinging bridge over the Frying Pan River to cafés, restaurants, shops, galleries, the Farmers' Market, and riverside parks.

Where: In a quiet cul de sac within easy walking distance to schools, rivers, parks, and quaint Downtown Basalt.

Why: The charmed life begins here.

Numbers: \$1,095,000



Warm and inviting front door





Living room with gas fireplace



Dining area with french doors to outside patio

Interior Features

- An etched glass Dutch door opens to the warm main living area with log walls and terracotta tile floors.
- A gas-log fireplace set off by a plaster surround is the centerpiece of the inviting living room. One set of French doors leads to the front porch, while the second set off of the dining area opens to the back patio to bring the party outside.
- The delightful kitchen is crafted with maple cabinetry (including a pantry with slide outs) and ceramic tile countertops with hand-painted tile accents. An oversized tiled center island with a granite cutting board inset accommodates bar chairs for in-kitchen meals. A window over the Kohler porcelain double sink looks out the sweet neighborhood.
- A handy built-in desk area with cabinets above for your odds and ends.
- Appliances include a Whirlpool refrigerator/freezer, Samsung gas range & oven, Sharp microwave, and Whirlpool dishwasher.
- A colorful hand-painted sink highlights the tiled vanity in the powder room. A window adds natural light and a linen closet is at hand.
- The mudroom with built-in shelving and closet rods opens to the 2-car garage. The garage is equipped with shelving, ski racks, two windows and a door to the backyard.
- This quiet neighborhood is great for walking. Greet passing neighbors from the covered front porch or entertain or dine al fresco on the back patio with awning.
- The sunny backyard with tiered rock gardens is peppered with aspens and lined with evergreens and backs up to Arbaney Park.
- Very close proximity to downtown Basalt, the Frying Pan River, the Roaring Fork River, Arbaney Park, Old Pond Park and the white water park.



Powder room



Open kitchen—perfect for entertaining



Kitchen view from entry



Wooden railed staircase leads to the second and lower levels



The second level landing—space enough for a desk and chair

- The landing on the second floor is a great spot for a study with its built-in shelves, vaulted and gabled ceilings, and windows for adding plenty of natural light.
- The light and bright master suite with vaulted ceilings features French doors that open to a private deck positioned for views of Mt. Sopris. The room is very efficiently designed with a built-in dresser and bedside shelves. Double doors open to a closet with built-in shelving.
- The charming master bath of Mexican ceramic tile features a hand-painted sink, terracotta tile floors, and a vaulted ceiling with sky light.
- The laundry room is equipped with a tub-style laundry sink, shelving, and Kenmore washer/dryer.
- An owner lock-off storage room has shelving.



Master suite with french doors to private lounging deck



Master bathroom



Guest bedroom with built-in cabinets and desk



Guest bedroom with built-in cushion bench



Guest bedroom bathroom

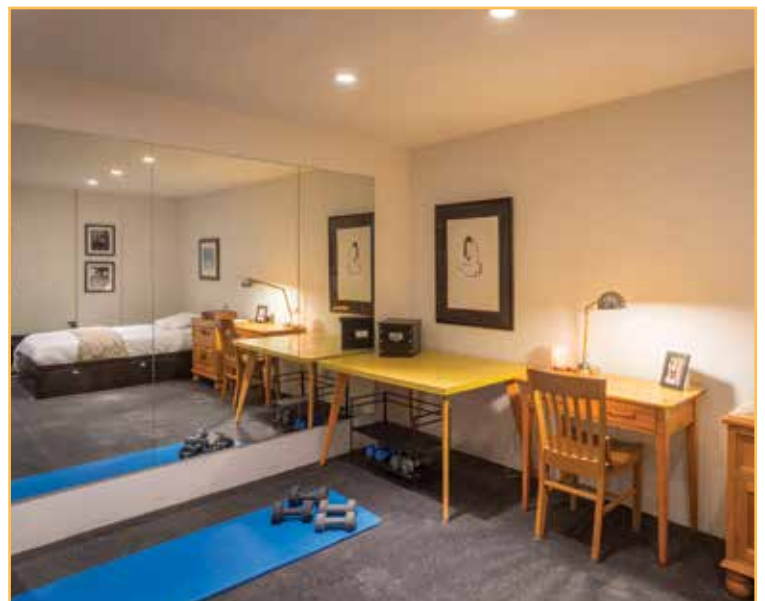
- A full bath with a cathedral ceiling features terracotta tile floors and beautiful views of Arbaney Park, B Mountain and the foothills of the Elk Mountain Range. Mexican ceramic tile tops the vanity and surrounds the tub/shower.
- The upstairs guest bedroom sets a soothing, restful tone with cathedral ceilings, and a built-in cushioned window seat with bench storage. A built-in desk and cabinets line one wall. One of the two double closets contains a chest of drawers and shelves.



Lower level guest suite



Lower level guest suite bathroom



Lower level flex room

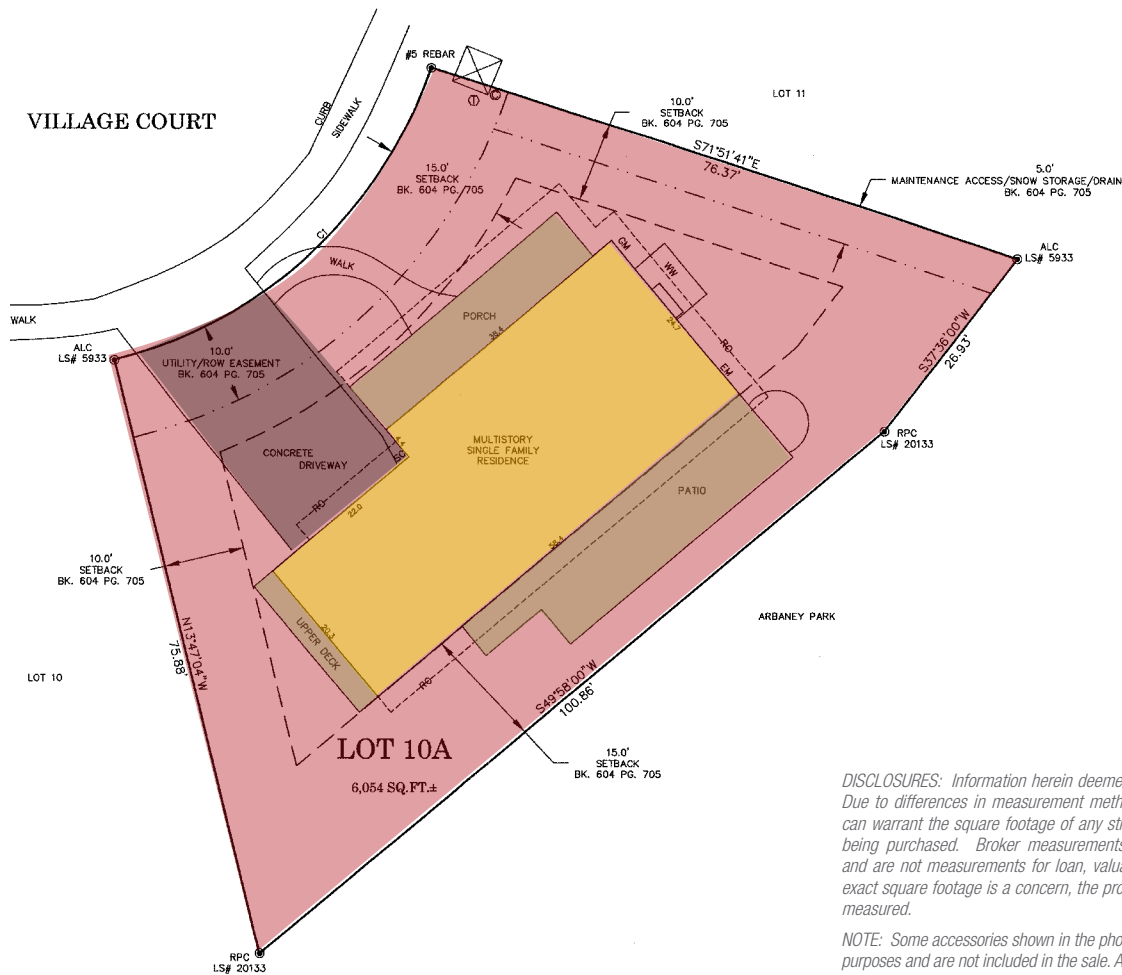
- The roomy downstairs bedroom has an adjacent full bath of decorative Mexican tile and a hand-painted sink.
- The flex room with molded rubber floor mats and mirrored wall is ideal for working out or hiding out.



REAL ESTATE ON HIGHER GROUND

Legal Description:	Lot 10A Frying Pan Village PUD, Eagle County
Street Address:	165 Village Court; Basalt, CO 81621
Lot Size:	6054 sq ft
Square Feet (Heated Living):	2730 sq ft per Eagle County Assessor
Bedrooms/Baths:	3/3½
Fireplace:	One gas, in living room
Parking:	Two-car attached garage
Decks/Patios:	Front porch and back patio
Laundry:	Laundry room on lower level

Year Built/Remodeled:	1995/2005
Water:	Town of Basalt
Sewer:	Basalt Sanitation
HOA Fees:	No active HOA
Property Taxes:	\$6237 (2017)
Price:	\$1,095,000
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	153283
Website:	BasaltHouse.com



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