



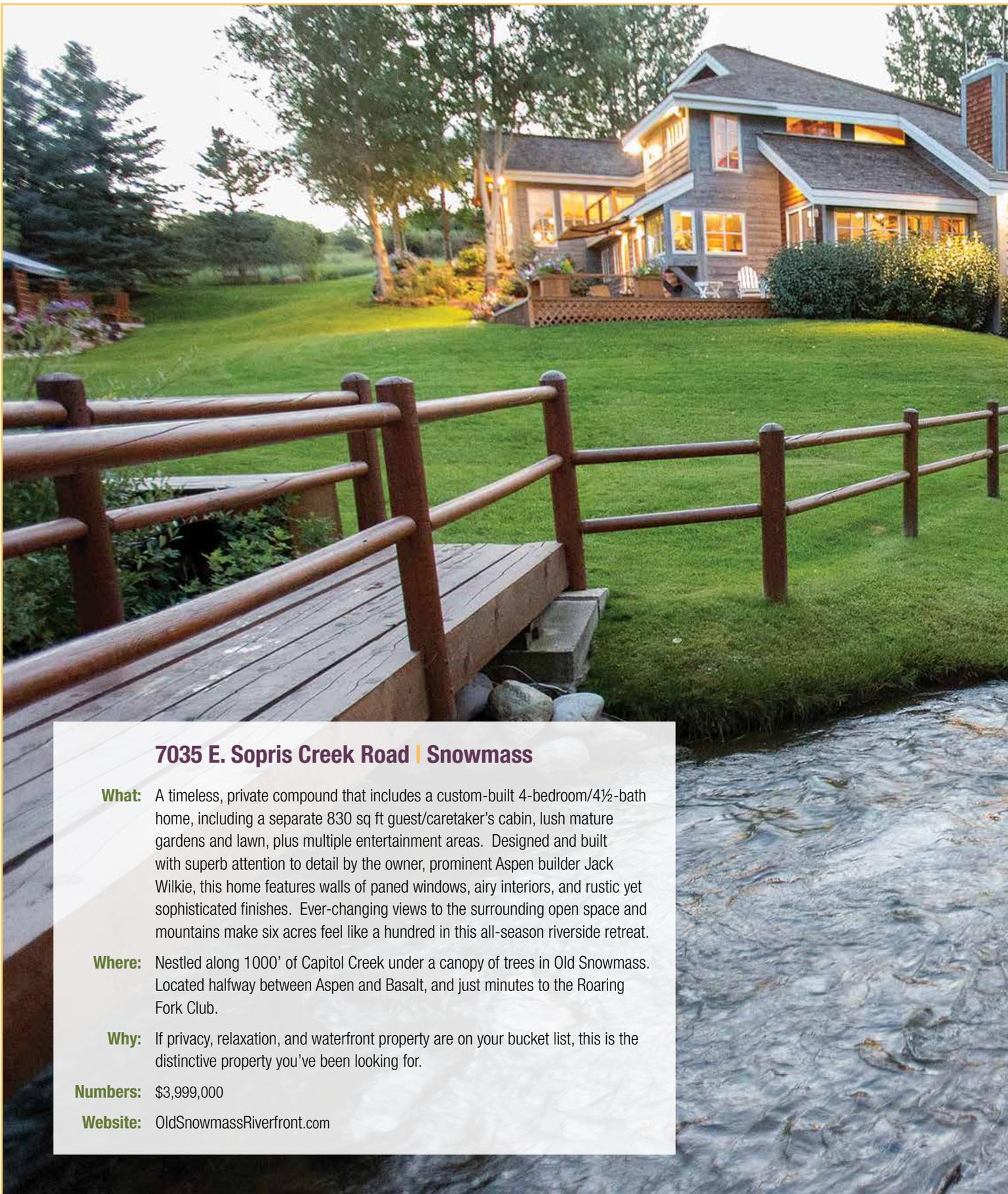
7035 E. SOPRIS CREEK ROAD

OLD SNOWMASS, COLORADO



LUXURY
COLLECTION

BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties



7035 E. Sopris Creek Road | Snowmass

What: A timeless, private compound that includes a custom-built 4-bedroom/4½-bath home, including a separate 830 sq ft guest/caretaker's cabin, lush mature gardens and lawn, plus multiple entertainment areas. Designed and built with superb attention to detail by the owner, prominent Aspen builder Jack Wilkie, this home features walls of paned windows, airy interiors, and rustic yet sophisticated finishes. Ever-changing views to the surrounding open space and mountains make six acres feel like a hundred in this all-season riverside retreat.

Where: Nestled along 1000' of Capitol Creek under a canopy of trees in Old Snowmass. Located halfway between Aspen and Basalt, and just minutes to the Roaring Fork Club.

Why: If privacy, relaxation, and waterfront property are on your bucket list, this is the distinctive property you've been looking for.

Numbers: \$3,999,000

Website: OldSnowmassRiverfront.com





This home features cherished open space and peace

Property Features

- An extraordinary custom home in Old Snowmass. Located on 6 acres and encompassing 1000' of Capitol Creek frontage, spruce and pine forest, pasture land, and manicured lawn and gardens.
- The developed areas include a 5645 sq ft home, an 830 sq ft guest cabin, 1300 sq ft of garage space (5 cars), 1300 sq ft of outbuilding storage, and over 1000 sq ft of decks and patios.
- Located 25' from Capitol Creek, a setting that can never be duplicated in Pitkin County.
- Almost two acres of expansive lawns, mature trees, lush gardens, sandy beach, entertainment decks, hot tub, stream and creek frontage, formal and informal paths, bridges, and views to Mt. Sopris and the surrounding Capitol Creek and Snowmass Creek valleys.

Owned, designed and built by prominent Aspen contractor Jack Wilkie, the 5645 sq ft home, with its clean cedar siding, timbered gables and local peachblow sandstone accents, is the definition of a quintessential Colorado ranch house. Located off East Sopris Creek Road, the home sits low in landscape, sheltered by a protective canopy of mature aspen, spruce and pine. Little Elk Creek joins Capitol Creek on the property to form a vibrant and dynamic environment of moving water, spectacular Mt. Sopris views, lush gardens, and comfortable indoor/outdoor living.

Built into a gently sloping site, the home maintains seamless indoor-outdoor transitions at all levels. Decks, patios and extensive lawns offer opportunities for intimate gatherings and elaborate parties. Inside, the main level includes a centrally-located kitchen, dining room, living room, family room, laundry room, game room, mud room and 3-car garage with secondary entrance. Floating wood stairs access bedrooms on the second floor, including a guest suite and private master suite. A third ensuite bedroom is located streamside, on the lower level.

Interior details include rough-sawn Douglas fir beams, contemporary white walls with a textured finish and rounded edges, divided-lite paned windows, exquisite log work, and cherry wood cabinets, floor and doors. The kitchen and bathrooms are finished in granite, marble, and travertine. Other additions include an integrated whole-house sound system and a security and video surveillance system.

Double glass front doors open into a light-filled foyer and immediate views to the dynamic and fluid creek environment on the other side of the home. Sandstone floors combine with white walls and clerestory windows to create a welcoming entry.



Welcome home...



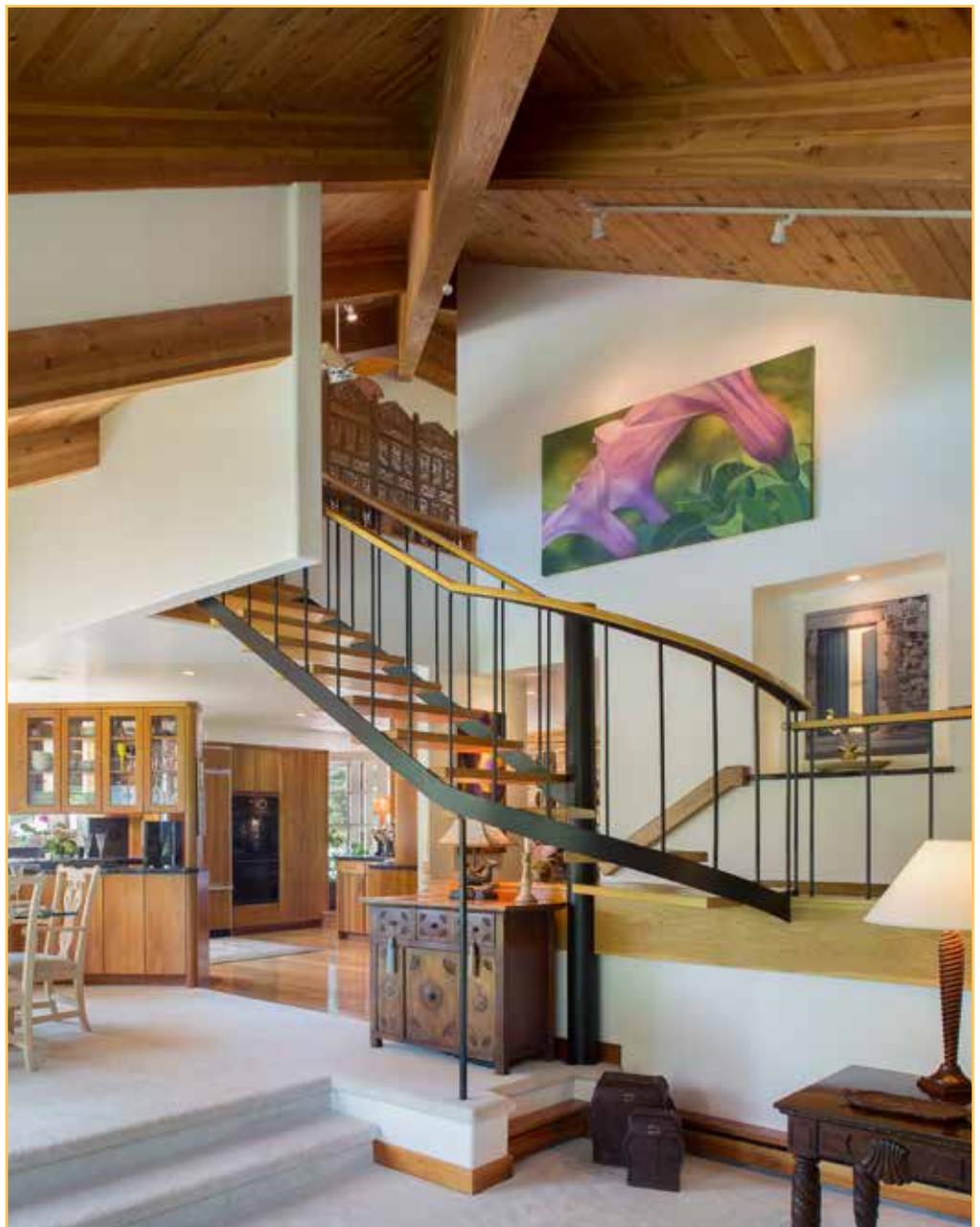
Open living and dining rooms wrapped with windows and French doors overlooking Capitol Creek



The foyer opens on to a light and airy two-story living and dining room. A showcase for the home's naturally rustic, yet sophisticated architectural beauty, this space features crisp, white walls and south-facing paned windows that engage directly with the surrounding environment. The living room, set several steps below the open dining room, includes a fireplace set in a sleek granite surround. From the dining room, a wall of windows looks directly over the unique "horseshoe" bend in the creek below. A floating staircase with oak steps accesses the second floor.



Rivers bend from living room window



Open to the kitchen and entertaining deck



Elegant cherry kitchen with a sweet bay window

Located in the center of the home, the kitchen is the perfect family gathering space and the epicenter for entertaining and meal preparation. Granite counters combined with cherry cabinets to create a casual, yet elegant atmosphere. A double sink surrounded by deep counters is located under the south-facing corner windows offering views to the creek and meadows beyond. Appliances include a Sub-Zero cherry wood-paneled refrigerator with freezer drawer, Thermador double oven and gas range, Kitchen Aid dishwasher, and microwave. Custom touches include a thoughtfully organized pantry with sliding wood drawers and built-in step stool, and custom lighting. A breakfast bar offers opportunity for an early morning snack, an apres-ski cocktail, or an intimate dinner for two.

A rustic, log wall made of Engelmann spruce from nearby Lenado marks one side of the cozy family room, located adjacent to the kitchen. Perfect for watching football, reading a book, or working at the built-in desk, this is the ideal space to relax on a Sunday afternoon, watch a movie, or gather the family for a rousing board game.

An interior door opens from the family room into a back hall, complete with benches, cubbies and dog doors, and accesses the lawn and gardens, driveway and garage. A sweet powder room and a sunny laundry room, featuring Whirlpool Duet washer and dryer, storage and work areas, and a laundry chute are located in this wing. The heated, three-car garage is well-organized for tools, workspace, and recreational equipment storage.



Game room and custom paneled storage



Kitchen opens to family room and breakfast bar



Cozy Lenado log family room



Master suite with three walls of windows bringing the outside in



Master suite with private stone patio and view of Mt. Sopris



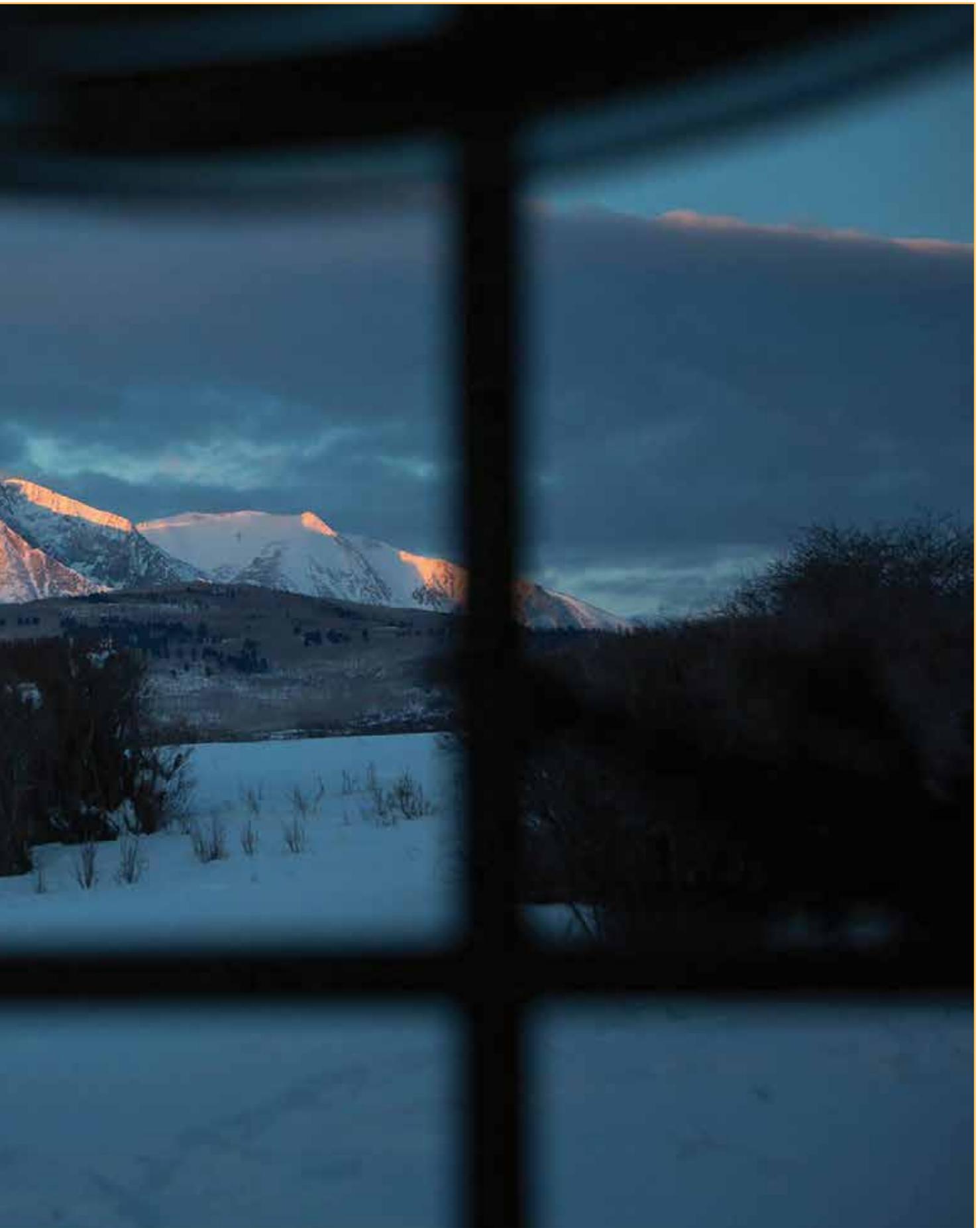
Impressive master bath suite with views of Mt. Sopris

The splendid master suite has three walls of windows offering views to the north, south, east and west dominated by views of Mt. Sopris and the Elk Mountain Range. It features a private and spacious light-filled bedroom, a luxurious spa bath, and an adjoining office. Double doors open onto a sandstone patio and the lawn and gardens beyond. High ceilings and crisp white walls add to the airy ambiance, while a gas fireplace set in a granite surround adds warmth on cool nights. Finished in a steel gray marble, the master bath features His and Hers vanities, a deep jetted tub, and a steam shower which has a radiant heated floor and a window that opens to Mother Nature. There is a separate water closet, complete with bidet. Generously-sized His and Hers walk-in customized closets feature built-in shelves and storage and shoe racks. An office, tucked under the eaves, could also serve as an additional bedroom, studio space or workout room.

Also upstairs is a guest bedroom suite which features exposed beams in a pine ceiling and wraparound, paned windows with river views to the south and east. The ensuite bathroom features a double vanity and steam shower, finished in travertine, and a custom walk-in closet. A separate sitting room opens onto a private patio with views to the garden below and the river environment. Beyond are views of Mt. Sopris and the Elk Mountain Range.

On the lower level, the Guest River Suite, opens onto the lawn and creek and has a private entrance. Features include high ceilings, east- and north-facing windows and doors, an extensive storage cedar closet, and a private bath.





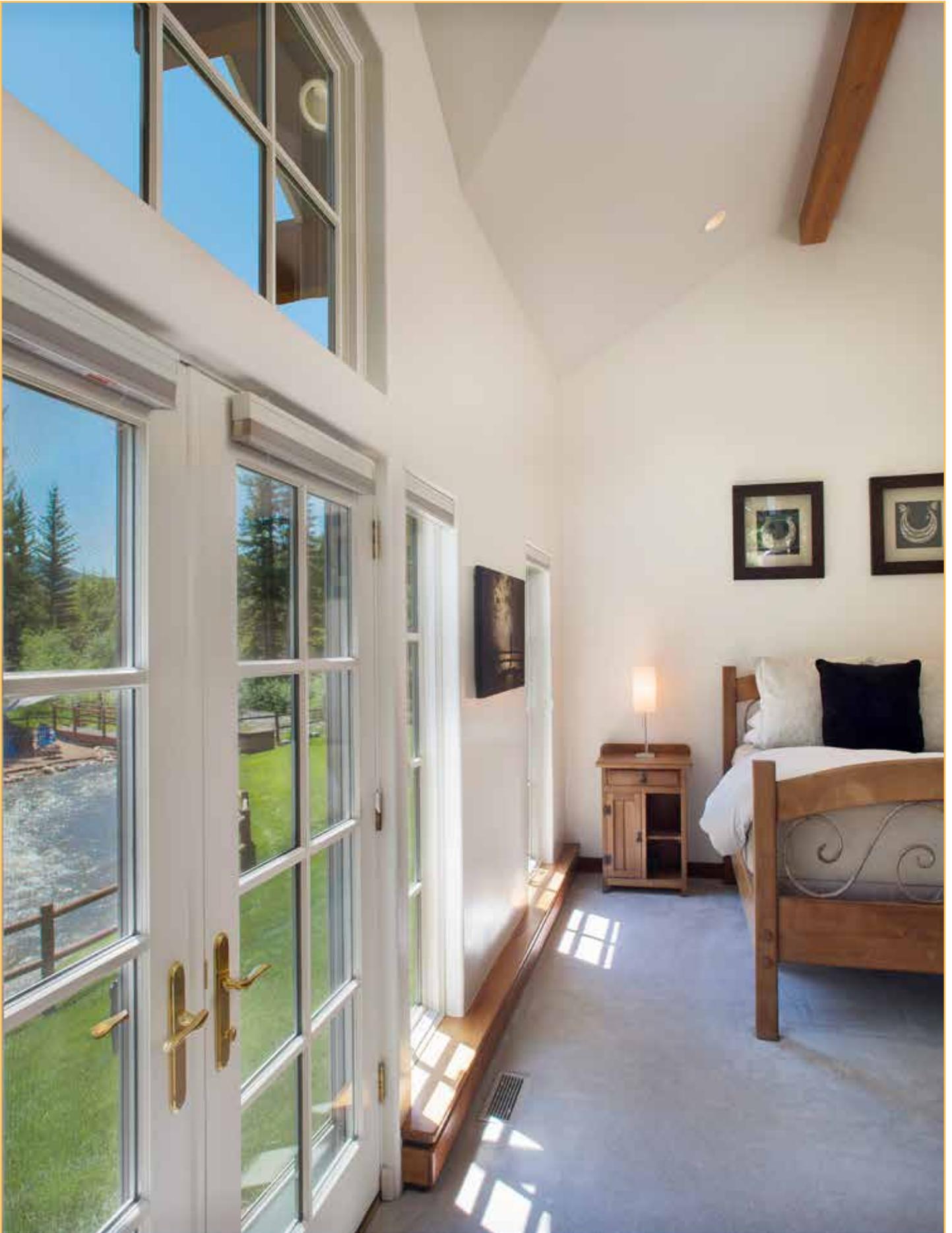
A classic Mt. Sopris view from the master suite



Upper level guest suite with views and sounds of the river



Enjoyable sitting area and beautiful walk-in closet



Guest river suite, northeast-facing with private bath



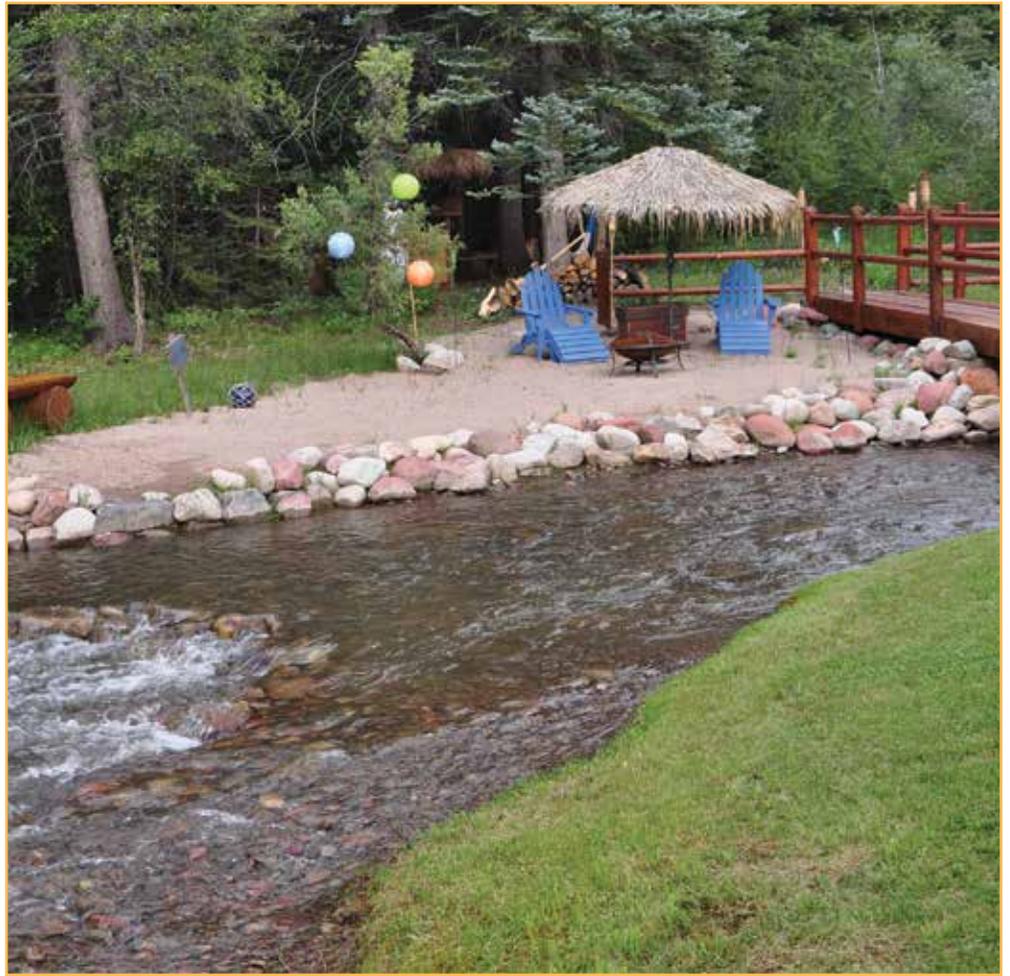
LANDSCAPE

Lush mature lawns and gardens slope gently toward the creek where a rustic bridge crosses over to a sandy beach. Paths meander through the property, offering opportunities to relax creekside or explore. Outdoor entertainment areas abound, including a fire pit, outdoor dining pavilion, hot tub, decks and patios. River paradise found.

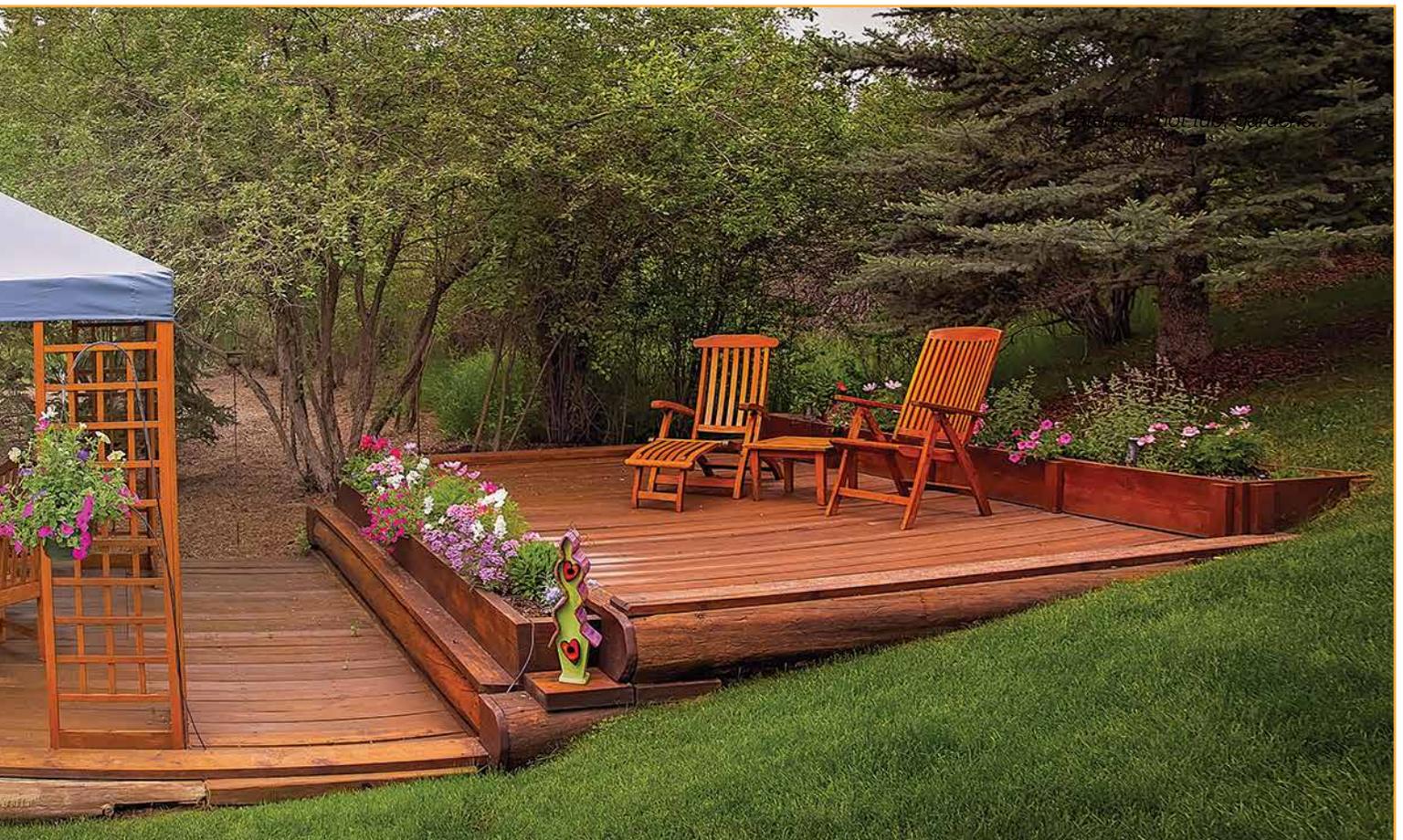




Serenity...



Tiki bar and beach entertainment area



Entertain, decks, hot tub, gardens...



The guest cabin is steps to the river featuring a private patio, studio and 2-car garage



Guest cabin living area with hardwood floors and full kitchen and bath



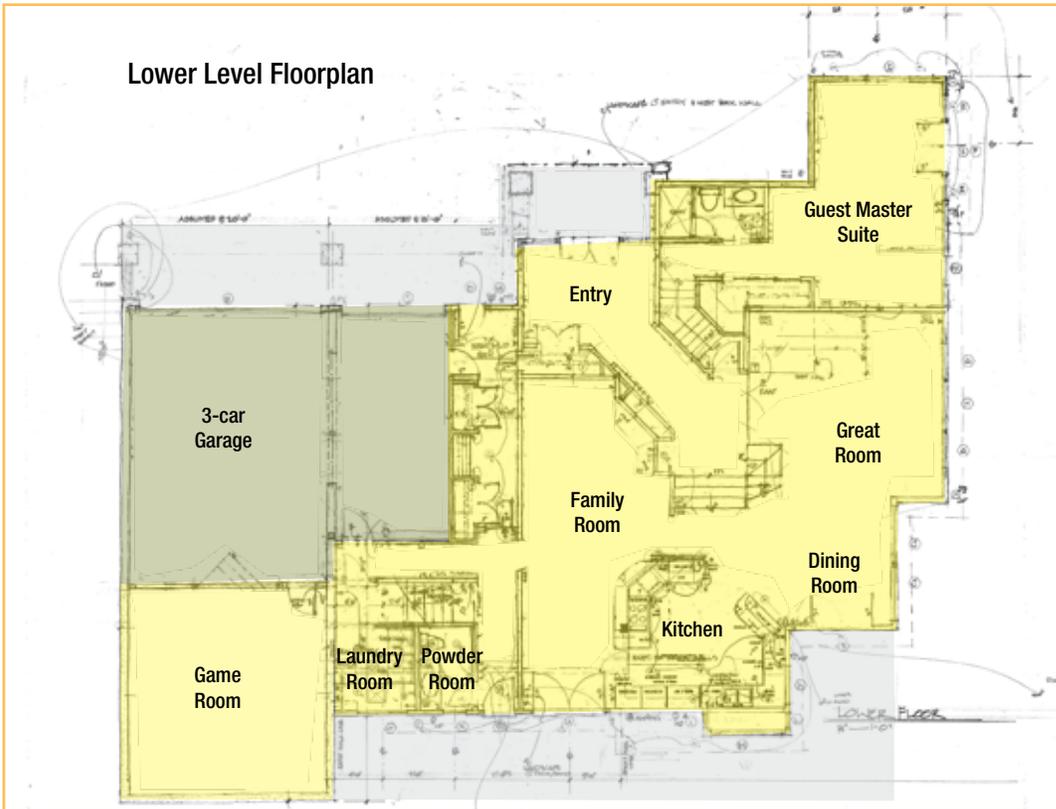
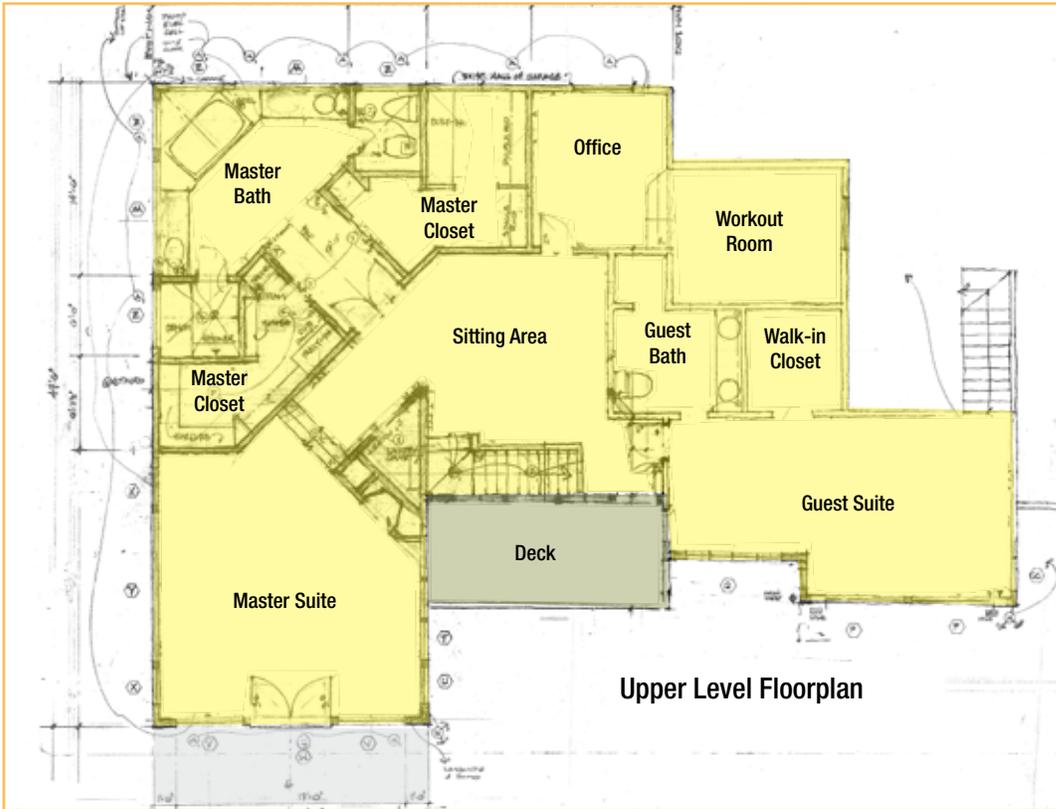
Cozy log bedroom surrounded by the river with a woodstove

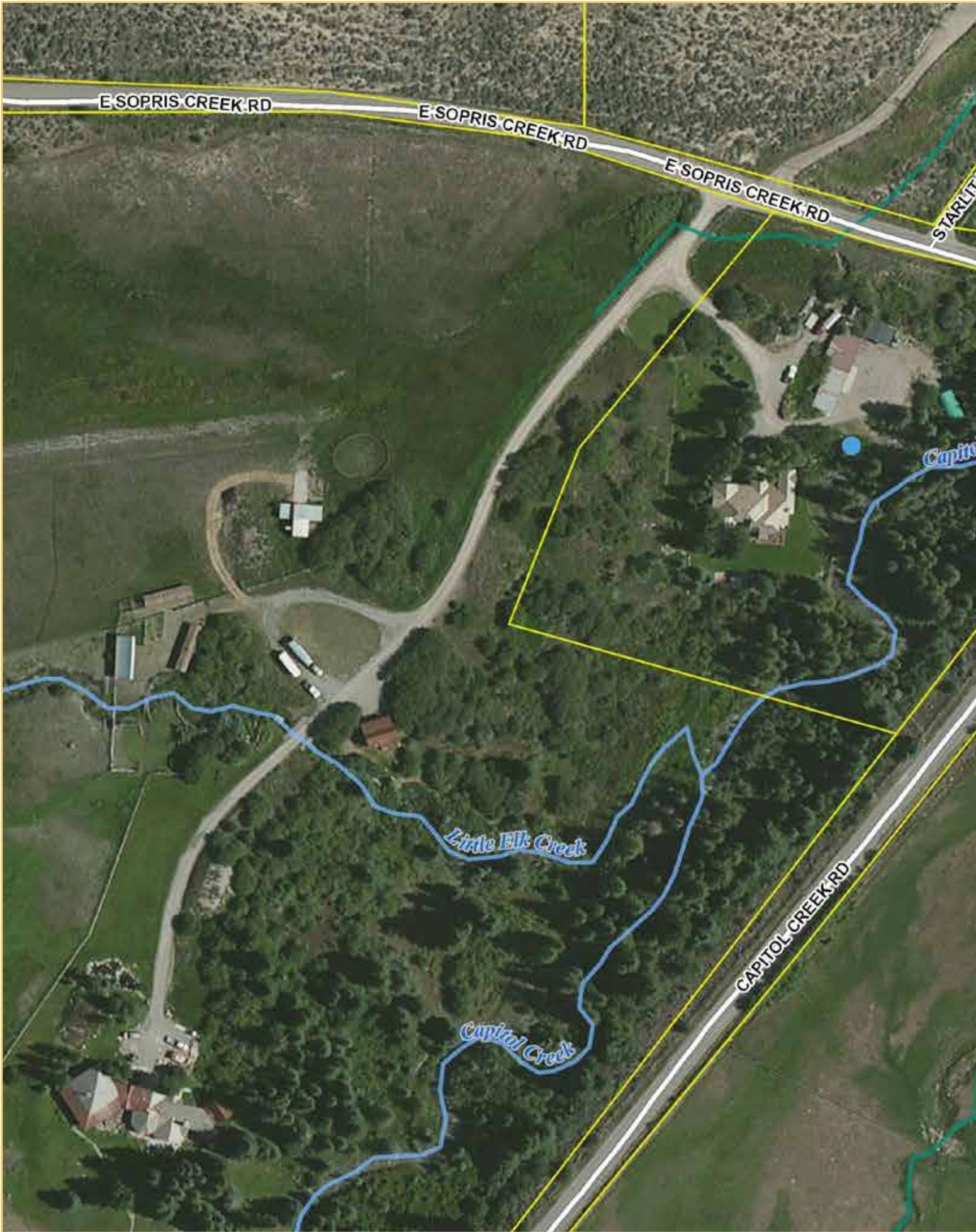


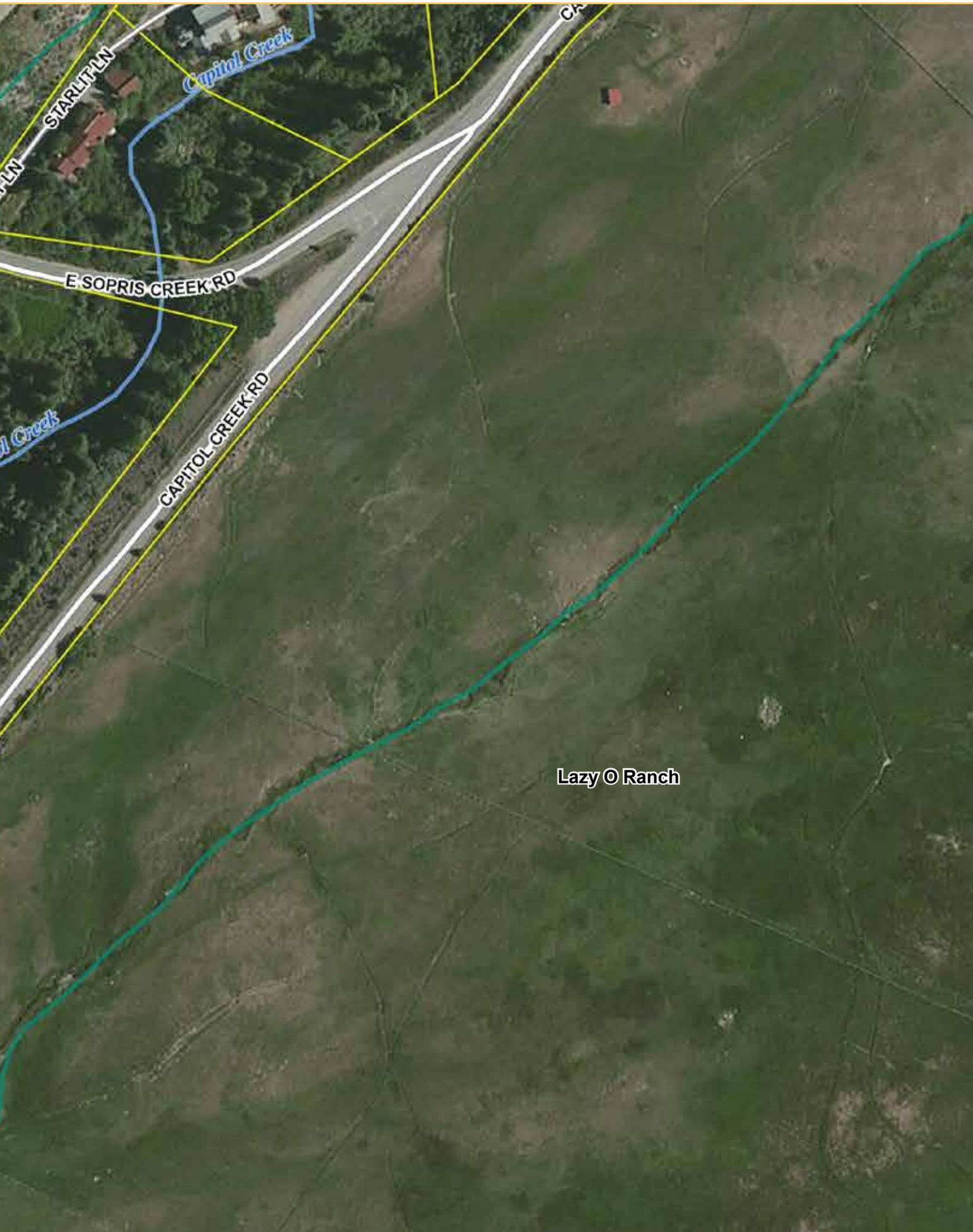
Guest cabin with 2-car garage

Guest Cabin

An 830 sq ft cabin is registered with Pitkin County as a Caretaker Dwelling Unit (CDU), includes a private studio/office. Located just steps from the main house, the cabin features a kitchen, a private bedroom, and a bath. This space has many possibilities – it can be rented to a qualified employee as a guest cabin, utilized as a home office, or simply used as a guest suite. A 2-bay garage and additional storage are located in this building, as well.







Lazy O Ranch



REAL ESTATE ON HIGHER GROUND

Legal Description:	Lot 2; Capitol and Elk Creeks, Pitkin County, Colorado
Street Address:	7035 E. Sopris Creek Road; Snowmass, CO 81654
Lot Size:	5.94 acres
Square Feet (heated living):	5645 sq ft • main residence: 4815 sq ft • guest cabin: 850 sq ft (includes an office/studio)
Garages:	1316 sq ft • main residence: 816 sq ft (2½-car) • guest cabin bldg: 500 sq ft (2-car)
Storage Structures:	1040 sq ft • guest cabin bldg: 120 sq ft • outbuildings: 920 sq ft
Total Under Roof:	7081 sq ft
Bedrooms/Baths:	4/4½ (includes one bedroom and bath in guest cabin)
Year Built/Rebuilt:	1980/1995
Fireplace:	2 fireplaces in main house (living/woodburning or gas, master suite/gas)+ woodstove in cabin
Laundry:	Room in main house on first level with Whirlpool Duet washer and dryer + washer/dryer in guest cabin
Decks/Patios/Porches:	1082 sq ft, with access to expansive lawn areas and creek
Heating:	Gas-fired hot water baseboard with supplemental forced-air humidification and air purification
Water:	Well with whole house reverse osmosis system + a 650-gallon storage tank under the house
Sanitation:	Septic systems
Extras:	Private and secluded location with 1000' of Capitol Creek frontage. Floorplan, in addition to the great room, kitchen and bedrooms, features a family room, office, and workout room. Two gasoline storage tanks to keep all vehicles filled. Two 500 gallon underground propane tanks.
Views:	Mt. Sopris, Capitol Creek
Occupant:	Owner
Property Taxes:	\$13,927/yr (2017)
Real Estate Transfer Tax:	None
Price:	\$3,999,000, unfurnished
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	151952
Property Website:	OldSnowmassRiverfront.com

DISCLOSURE: Information herein deemed reliable, but not guaranteed. Due to differences in measurement methods, neither Seller nor Broker can warrant the square footage of any structure or the size of any land being purchased. Broker measurements are for marketing purposes and are not measurements for loan, valuation or any other purpose. If exact square footage is a concern, the property should be independently measured.

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