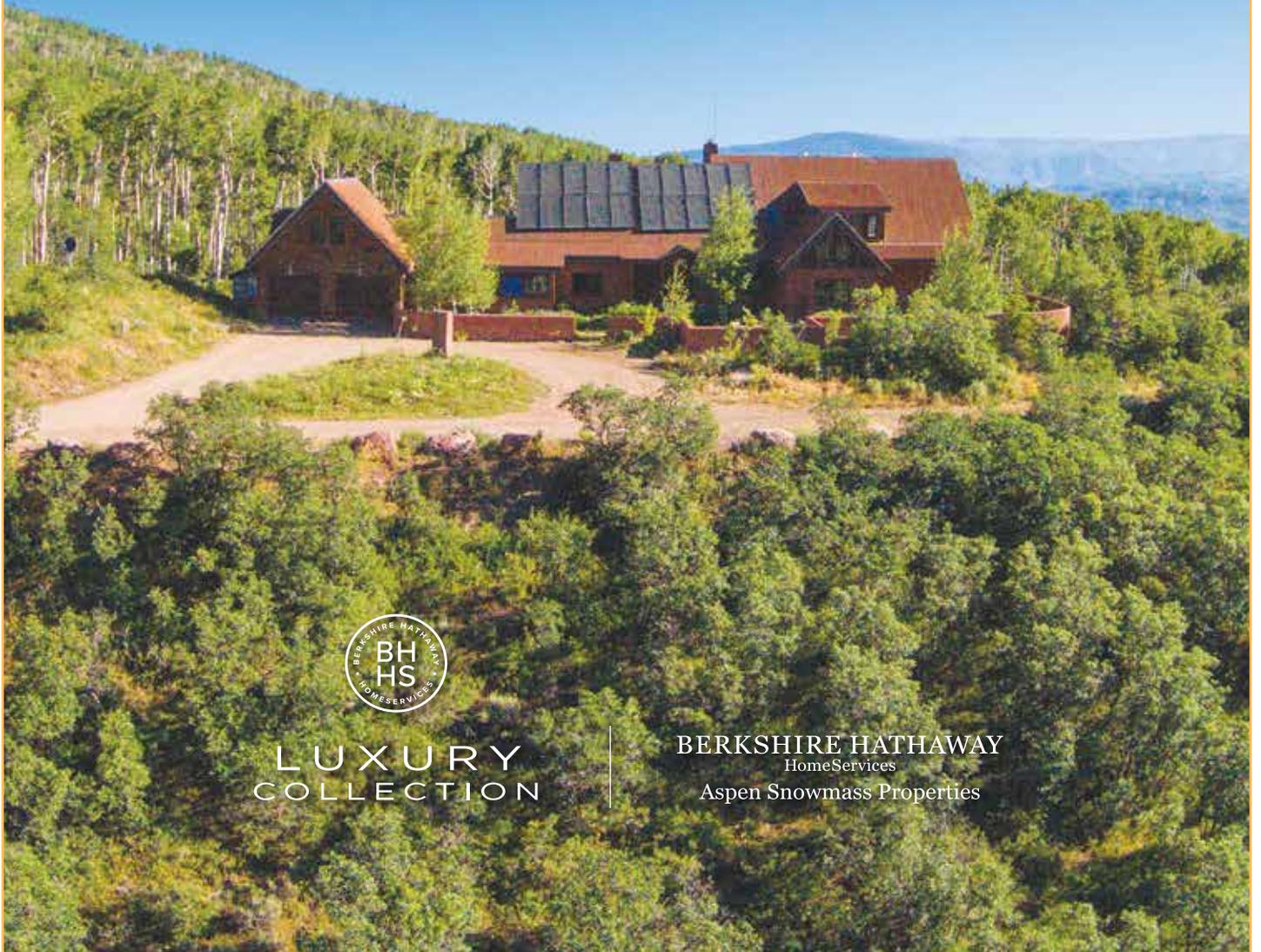




# 8201 CAPITOL CREEK ROAD

OLD SNOWMASS, COLORADO



LUXURY  
COLLECTION

BERKSHIRE HATHAWAY  
HomeServices  
Aspen Snowmass Properties

LUXURY | SUSTAINABILITY | NATURE





  
 Double Bar R Residence



This unique 100% solar strawbale house is at the end of a winding driveway in the lovely Old Snowmass valley.

The elegant entry opens to a spacious living room with separate library, overlooking an Aspen grove. With four bedroom suites, this large home is carefully sited on 40 acres below Capitol Peak.

SQ FT	4754
LOT SIZE	40 ACRES
BDRMS/BATHS	4/4½
PARKING	2-CAR GARAGE
EXTRAS	COMPLETELY OFF-THE-GRID
OFFERED AT	\$3,500,000



## PROPERTY DESCRIPTION

- State-of-the-art, environmentally friendly, green construction. Completely off-the-grid, yet 100% self-sustaining.
- Straw bale construction
- 10 Kilowatt photovoltaic system with battery bank
- Active solar hot water in-floor radiant heat
- Entire system is backed up by “Onan” propane generator and 3-1000 gallon propane tanks
- Home is nestled atop a knoll on 40 acres adjacent to the Maroon Bells Wilderness and White River National Forest with views of the Elk Mountains
- Just minutes away from the Capitol Creek trail that leads to the scenic Capitol Lake and the classic 14'er, Capitol Peak (14,130')
- Beautifully landscaped with native wildflowers, aspen and spruce
- Well with water softener and state-of-the-art septic



## INTERIOR FEATURES

- Kitchen cabinets constructed of Medite II, a medium-density fiber-board made with formaldehyde free resin.
- Formaldehyde-free insulation throughout
- A combination of burnished concrete and bamboo floors sealed with non-toxic sealer
- Interior walls are warmly finished with lime plaster
- Lowen double-glazed, energy efficient windows
- Interior wood beams and trim are either reclaimed wood or harvested from standing dead timber
- Energy efficient Aga gas range and oven
- Sunfrost energy efficient refrigerator and freezer
- Herb garden/green house adjacent to the kitchen
- Classic Rumford style fireplace in the living room is designed to radiate heat, not draw heat from the house
- Low VOC paints throughout
- Every bedroom features extraordinary mountain and forest views
- Master bath features steam shower and Jacuzzi tub. Guest bath also has Jacuzzi tub.
- Specially designed handicap accessible guest bedroom with soaking tub and wheelchair accessible shower
- Office
- Children's reading room
- Home theatre with drop down movie screen
- State-of-the-art audio visual system designed by ESC
- 100% fire suppression system





**D**ouble Bar R Residence in beautiful Snowmass, Colorado is environmentally-friendly with sustainable sophistication. It is completely off-the-grid, yet self-sustaining with solar panels for heating and electricity. The home is insulated with 700 one-and-a-half-foot-thick straw-bales. All of the materials, inside and out, were carefully selected to be as environmentally-friendly as possible.

#### **GREEN PROPERTY FEATURES**

- State-of-the-art, environmentally friendly, green construction. Completely off-the-grid, yet 100% self-sustaining.
- Straw bale construction
- 10 Kilowatt photovoltaic system with battery bank
- Active Solar Hot Water In-Floor Radiant Heat
- Entire system is backed up by Onan propane generator and 3-1000 gallon propane tanks
- Private well with water softener and state-of-the-art septic

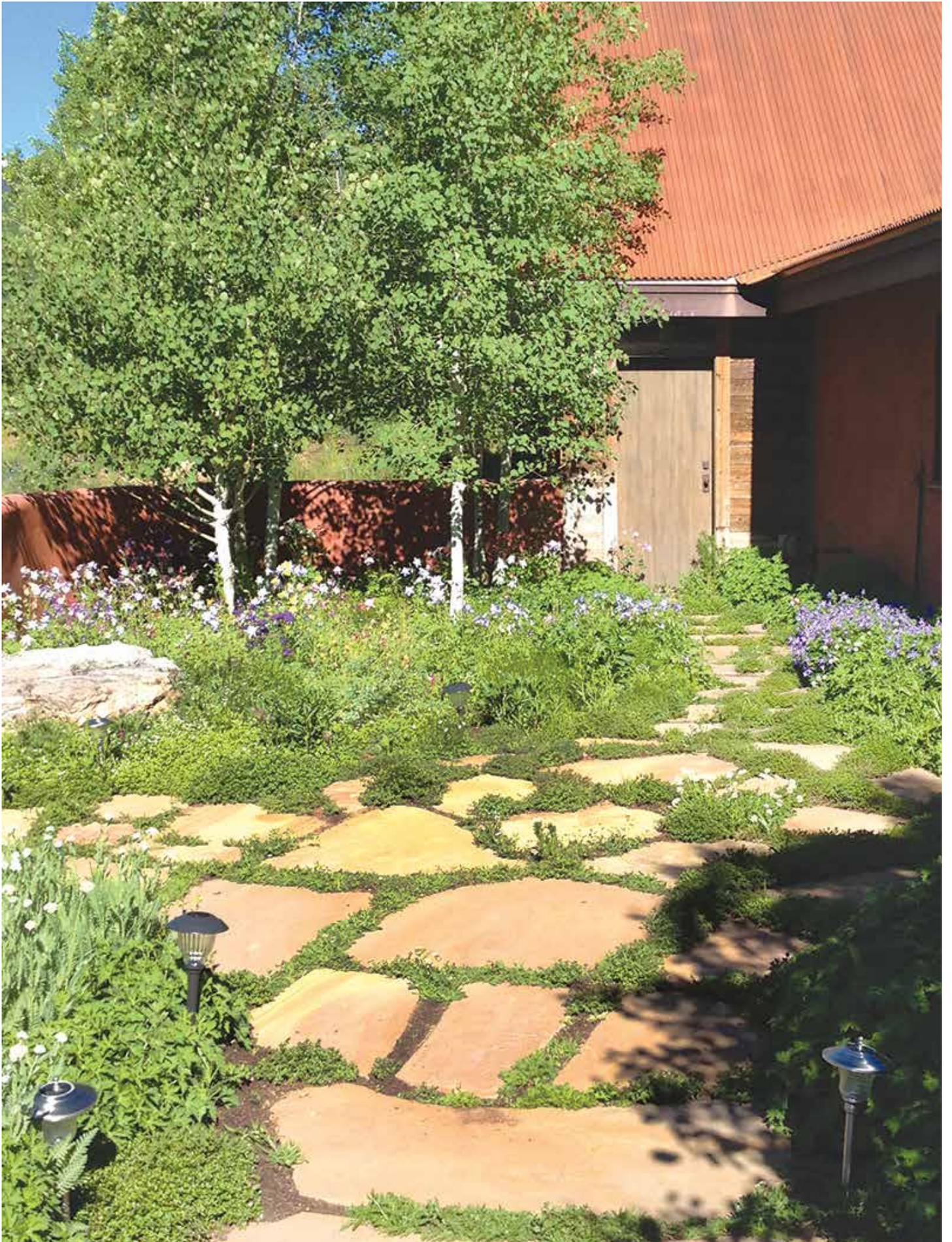
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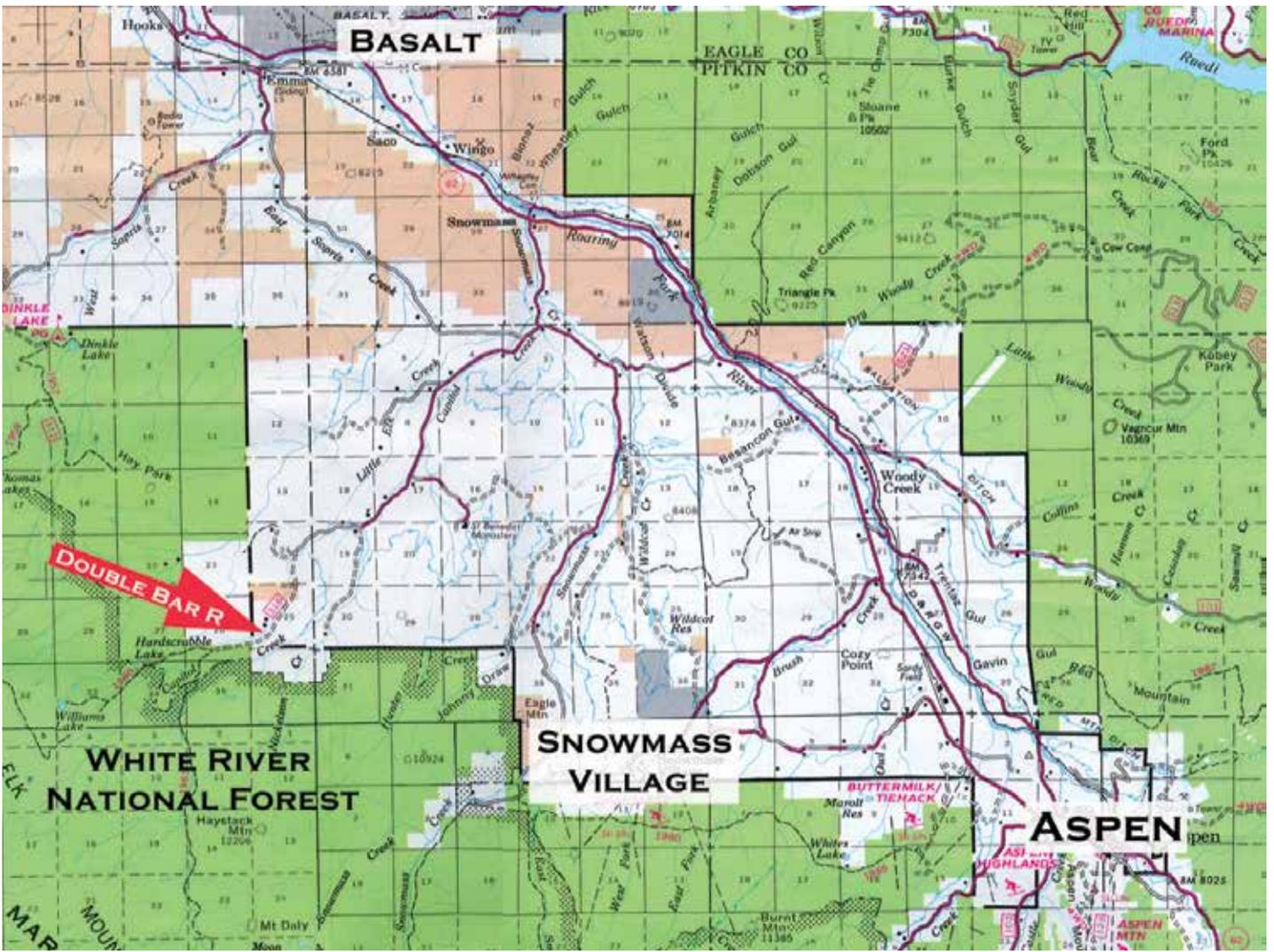
#### **GREEN EXTERIOR FEATURES**

- Beautifully landscaped with native wildflowers, aspen and spruce
- Landscape irrigation system











## REAL ESTATE ON HIGHER GROUND

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<b>Legal Description:</b>	Section: 25 Township: 9 Range: 87; SW4SW4 SEC 25-9-87; Pitkin County Parcel ID# 264725300014
<b>Street Address:</b>	8201 Capitol Creek Road, Snowmass, CO 81654
<b>Lot Size:</b>	40 acres
<b>Square Feet (heated living):</b>	4754
<b>Bedrooms/Baths:</b>	4/4½
<b>Year Built:</b>	2006
<b>Architect:</b>	Graybeal Architects
<b>Builder:</b>	Structural Associates
<b>Landscape Architect:</b>	Sarah Shaw
<b>Water:</b>	Well
<b>Electric:</b>	Solar/photovoltaic, back-up generator
<b>Garage:</b>	2-car
<b>Gas:</b>	Propane
<b>Extras:</b>	Green house; indoor jetted tub; landscaping; patio/deck
<b>Views:</b>	Breathtaking views of the Elk Mountains
<b>Property Taxes:</b>	\$15,171/yr (2017)
<b>Homeowners Fees:</b>	None
<b>Real Estate Transfer Tax:</b>	None
<b>Price:</b>	\$3,500,000
<b>Terms:</b>	Cash, or terms otherwise acceptable to sellers
<b>MLS#:</b>	154900
<b>Website:</b>	CapitolCreekHome.com

*DISCLOSURES: 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.*

*No residence in The Divide can be leased for a period of less than 30 days, except for 1 short-term rental within any calendar year for a period not to exceed 14 days. (Resolution recorded August 2, 2000, Reception #445722)*



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534 East Hopkins Avenue | 970.922.2111

**Snowmass Village** Next to Alpine Bank | 970.923.2111

**BHHSAspenSnowmass.com**