



COUNTRY CLUB TOWNHOMES #36

SNOWMASS VILLAGE, COLORADO



LUXURY
COLLECTION

BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties





Great room, with corner location, overlooking the golf course fairways

COUNTRY CLUB TOWNHOME #36 SNOWMASS VILLAGE

What: An elegant, sophisticated and thoroughly renovated corner townhome. To say this property is a cut above would be an understatement. Taken down to the studs in 2010 and redone in a warm contemporary style, Club Townhome #36 is one of the nicest condominiums in the entire development. Features include all new windows and floors, as well as a new gourmet chef-approved kitchen, baths, stairwells, and cabinetry. In addition, there is spectacular lighting, including an elegant Swarovski chandelier, flooring of hand-scraped walnut and Chinese travertine, exquisite use of Rainforest granite and stunning counters of onyx and marble. As well, radiant heat and an on-demand tankless hot water heater. Large deck overlooking the golf course fairways. There are also views of the Continental Divide and the Snowmass ski area. Well-placed landscaping insures privacy. Sunny all day.

Where: A coveted SE corner location overlooking the 11th fairway of the Snowmass Golf Course.

Why: One of few golf course townhomes fully air-conditioned and contemporarily renovated.

Numbers: \$3,200,000, partially furnished

SQ FT	2845
BEDROOMS	4
BATHS	3½
PARKING	2-CAR GARAGE
VEWS	SNOWMASS GOLF COURSE
EXTRAS	TOTALLY RENOVATED IN 2010



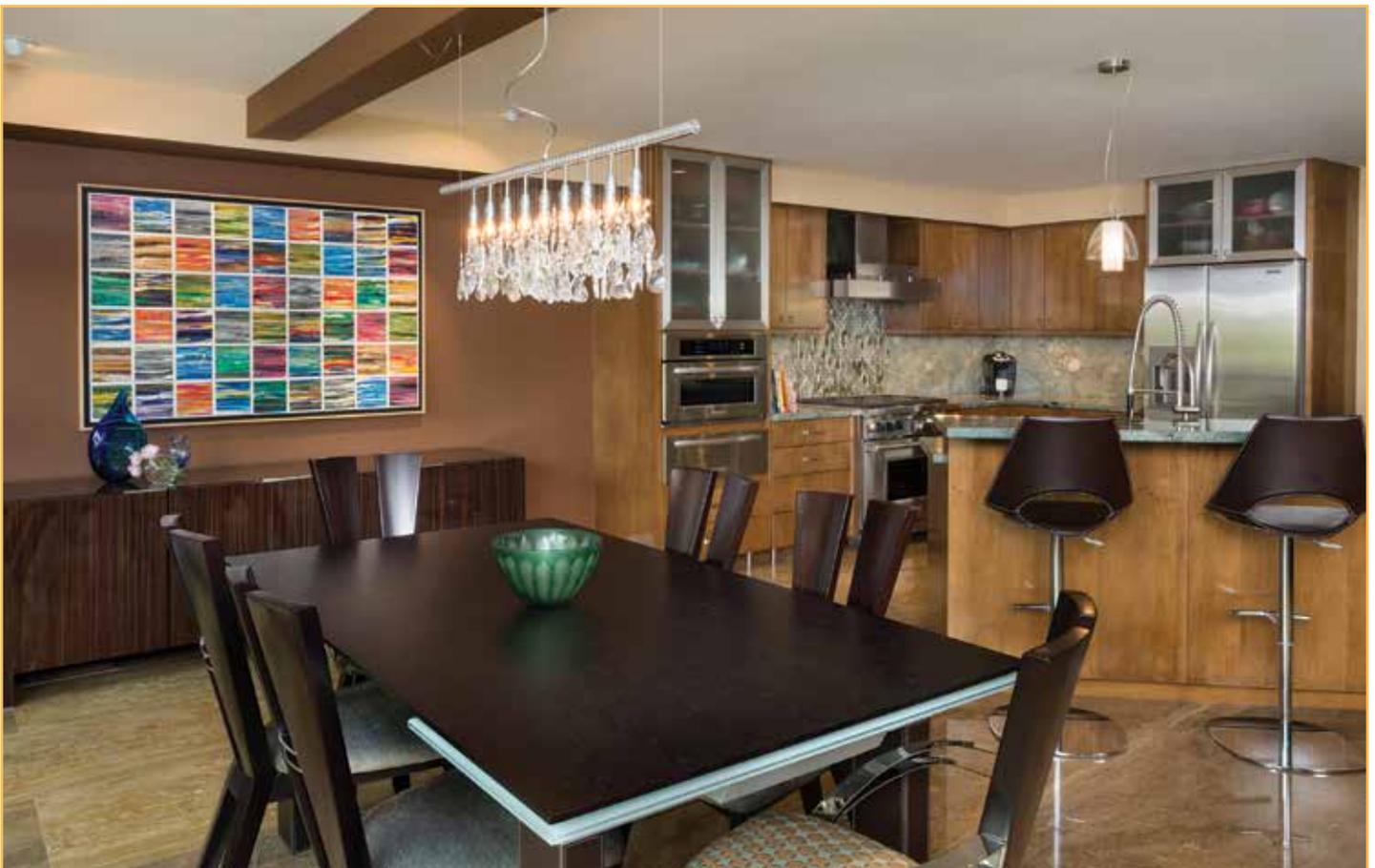
Great room and kitchen, with contemporary stairwell to the second floor bedrooms

Interior Features

- The inviting, uplifting ambiance of this spacious townhome can be felt the moment one enters through the artist-designed front door with stained glass chosen by the owner. Stunning Chinese travertine flooring is complemented by contemporary sconces and a dark wood console in the entry.
- Filled with natural light and showcasing golf course and mountain views, the open main living area has cathedral ceilings and a warm contemporary décor, designed for entertaining. In the living room, a custom rug accents hand-scraped black walnut floors which are framed by Chinese travertine. Furnishings incorporate geometrically interesting shapes and include two very comfortable American leather recliners and an inviting sofa. A contemporary fireplace is surrounded by Chinese travertine with built-in niches for favorite art pieces.
- Dine with golf course and mountain vistas to Independence Pass at a custom-designed table which has a striking, modern, single-tier Swarovski crystal chandelier which suspends above it; the table expands with glass leaves to seat 10. Six contemporary chairs with upholstered seats surround the table. Take the party outside to a roomy deck that accommodates up to 30 guests (and there is an option to expand it)!
- The gourmet kitchen is a chef's delight with ample counter space of gorgeous Rainforest green granite, maple cabinetry with pullout shelving, a pantry with pullout drawers, a granite and mosaic glass tile backsplash, and a pot filler. The under-cabinet lighting features two soft-light settings.
- Highest quality all-stainless appliances include a Wolf 6-burner gas range, Wolf oven with convection option, KitchenAid microwave/convection oven, warming drawer, side-by-side refrigerator with ice/water dispenser, and dishwasher.
- An onyx vanity top with glass vessel sink, a custom art mirror, and contemporary glass pendant lights work together to create a stunning powder room.
- An efficient mudroom and laundry area features maple cabinetry, built-in cubbies for gear, a double coat closet, Corian countertops, and a Whirlpool stacked front-loading washer and dryer.
- The two-car garage is well equipped for all your needs with a small work bench, built-in storage, Haier wine cooler, a spare KitchenAid refrigerator/freezer, and a ski-boot warmer.



Great room and dining room overlook the golf course



Dining room features a stunning Swarovski crystal light fixture



Gorgeous, all-new kitchen



Generous, south-facing deck running the length of the townhome



This beautiful staircase was custom-created and installed all in one piece. It connects the second floor to the 4th bedroom and bath above.



Master suite with vaulted ceilings and built-in dressers, with library shelving



Master suite overlooking golf course



Elegant, generously sized master bath

- Take the beautiful new stairs to the upper level bedrooms. The landing at the top of the stairwell is graced with hand-scraped black walnut floors with a Chinese travertine inset.
- The spacious and soothing ambiance of the master suite is enhanced by vaulted ceilings and two walls of windows with distant views of the Owl Creek valley and Independence Pass beyond the golf course fairways. A leather-framed king bed is accented by built-in dressers, with library shelving above, as well as a large Sony TV. A sliding door with opaque glass panels opens to a walk-in closet with His and Hers built-in dressers.
- A gorgeous master bath has been made elegant with travertine flooring and rich ebony wood cabinetry and granite vanities with two sinks and generous drawer and cabinet storage. Travertine and glass mosaic accents a generous steam shower which features a contemporary Rain showerhead, as well as a hand-held shower fixture.
- In the first guest bedroom on the upper floor, a vaulted ceiling and two window walls are featured. The bedroom is well-appointed with a contemporary style queen bed, matching furnishings, and a closet with built-ins. There are views of Independence Pass and the surrounding aspens.
- In the second guest bedroom, two inviting, upholstered full beds, two chests of drawers, and a double closet with built-ins accommodate family.
- The full bath these guest bedrooms share features an exquisite ebony granite double vanity, dark glass mosaic tile, and a jetted tub with shower.
- A custom-designed, one-piece walnut spiral staircase leads to the 3rd floor and the fourth bedroom with an adjacent bath with shower. Clerestory windows fill the room with natural light. An upholstered queen bed dressed in shades of gray, built-in dark wood dresser, double closet, and a Mitsubishi air conditioning unit will make your guests comfortable.
- A new tankless hot water heater ensures hot showers for all.
- The first and second floors are made comfortable with central air-conditioning and a radiant/forced air heating system. The third floor is cooled by a wall-mounted Mitsubishi unit.
- The electric, plumbing, mechanical and surround-sound systems are all new, as are all the windows.
- This home has abundant storage and closet space.



Guest master suite with wooded views



Second guest bedroom



Third guest bedroom, with ensuite bath and clerestory windows



Main level powder room



Guest bath on 2nd floor



An entry made for great first impressions

Exterior Features

- Lovely views of the 11th fairway of the Jim Engh-designed golf course, Independence Pass, and the Snowmass ski area. Mt. Daly can be seen from the lawn area.
- An outdoor sanctuary includes a new Trex deck with gas grill, a verdant lawn area, colorful gardens and panoramic views. Well-placed trees insure quiet and privacy.
- The exteriors of the building, as well as all landscaping, are impeccably maintained by the Country Club Townhomes HOA. The roof, siding, and parking area around the building are all new.
- Step out onto the golf course, as well as to a whole network of hiking, cross country skiing and snow-shoeing trails, from the townhome.

Complex Amenities

- Exemplary management and maintenance provided by the condominium association includes grounds care, snow and trash removal. This is carefree living at its finest.
- The entire Country Club Townhome complex completed an exterior renovation of the buildings in 2010. Owner has paid all requisite special assessments associated with that project.
- Short walking distance to the athletic and dining facilities of The Snowmass Club. The Town of Snowmass Village shuttle bus stop is just a few yards away from the front door. This shuttle accesses the ski area, The Snowmass Center, Base Village and the Village Mall. The shuttle also connects with the RFTA buses to Aspen and Basalt.



South elevation of townhome, as seen from the golf course



Views across the 11th fairway toward Aspen and the Continental Divide





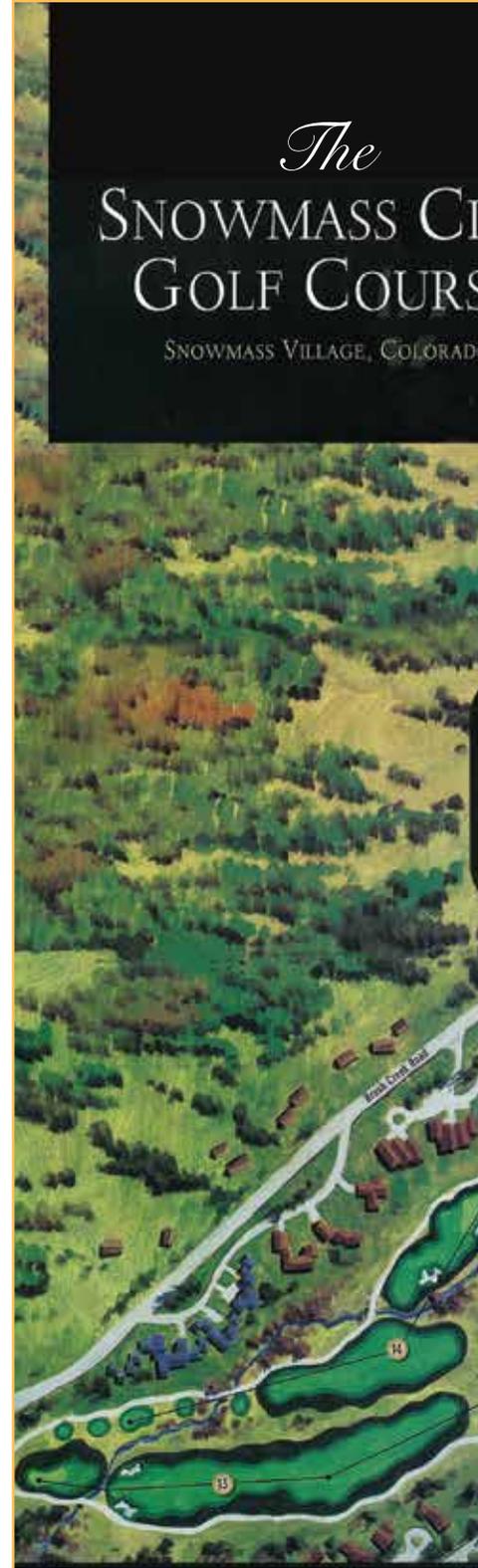
Views across the golf course to the east and south



Views from townhome deck across the fairways to the ski area



Views southwest toward Sam's Knob from the lawn in front of townhome



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Hole No. 18
From a dramatic par-3 and elevated tee, you'll take in the stunning 100-degree views of the Elk Mountain Range. From there, this par-5 cascades downhill to a spectacular finish in front of deep blue ponds and the exciting new Clubhouse.

Hole No. 1
This par-4 gives you several options. If you go for the green, your shot must carry over some tall reeds. The green is a sharp 10-degree dip to the right if you choose to lay up.

Hole No. 3
Designer Jim Figg's famous hole, number 3 is a short, yet fun 4 with an amphitheater surrounding the green.

Hole No. 17
This par-5 may be the most challenging hole of all at Showmass. You must carry over two water hazards and a patchwork of tall bunkers to reach the green. The final landing area in front of the green will give you little help. Therefore choose your line well and keep your eye on the pin.

Hole No. 6
The layout of the par-three, number 6 calls an 180-yard play to control toward the clubhouse where you'll have ample room to perfect your long putt.

Hole No. 5
Taking advantage of natural mounds in elevation, this is an uphill climb. You'll face the slope of the quarter when you must cross a grassy mound to reach the well-protected, wooded green. Dramatic views of Showmass Ski Area's Hanging Valley and the Club reward your efforts here.



Country Club Townhomes







REAL ESTATE ON HIGHER GROUND

Details:

Legal Description:	Condominium Unit 36, Country Club Townhomes (Phase IIB); Pitkin County, Colorado
Street Address:	0052 Harleston Green, #36; Snowmass Village, Colorado 81615
Elevation:	8060'
Square Feet (heated living):	2845 sq ft, per Country Club Townhomes Association
Bedrooms/Baths:	4 bedrooms/3½ baths
Year Built/Remodeled:	1982/2010 (complete interior renovation); exterior of building was updated in 2010
Fireplaces:	1 gas fireplace in living room
Decks/Patios:	Expanded Trex deck with new BBQ gas grill, overlooking golf course
Garage:	2-car, attached (heated)
Parking:	Guest off-street parking space available
Heating/Cooling:	Radiant floors, with supplemental forced air heat; 1st and 2nd floors are air-conditioned with central system; 3rd floor bedroom has a Mitsubishi AC unit
Utilities:	Snowmass Water and Sanitation; Holy Cross Electric; and Black Hills Energy (natural gas)
Views:	11th fairway of golf course, Continental Divide, and Snowmass ski area
Property Taxes:	\$8745/yr (2017)
Homeowners Fees:	\$18,534/yr (2018)
Real Estate Transfer Tax:	1% of purchase price, paid by Buyer at Closing
Price:	\$3,200,000, partially furnished (exclusions include artwork, accessories, all kitchen items, and all contents of other cabinets, consoles, drawers and closets; the 2 sconces in foyer and the 1 sconce at top of landing are excluded, but will be replaced with fixtures of similar quality)
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	154460

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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