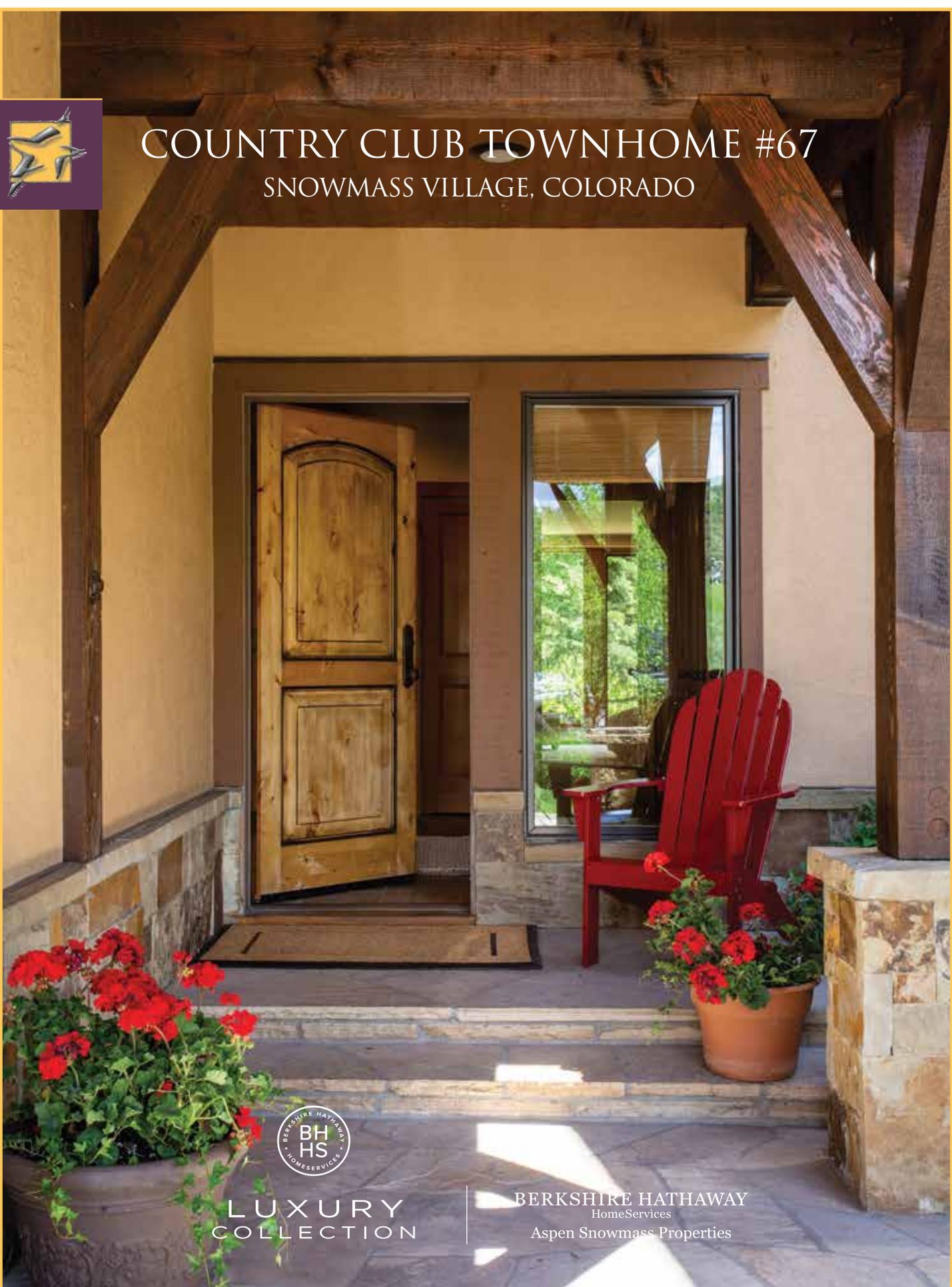




COUNTRY CLUB TOWNHOME #67

SNOWMASS VILLAGE, COLORADO



LUXURY
COLLECTION

BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties





COUNTRY CLUB TOWNHOME #67 SNOWMASS VILLAGE

What: An exceptional, freshly appointed townhome in a serene setting next to a tree-lined mountain stream. Enjoy the sounds of Brush Creek from the living room deck and from the master and guest master suites. This is a 2-bedroom + den floorplan, furnished as 3 bedrooms, each with its own large bath. Living and dining rooms, kitchen, and den are on upper floor, all with vaulted wood ceilings and huge picture windows. Master and guest master suites are on entry level, each with access to decks and creek outside. Features include a woodburning stone fireplace, a huge kitchen with bar seating for 4, a big BBQ deck off living room, laundry and mud rooms, and generous storage. The views of the golf course and, in winter, of the Snowmass ski area trails are stunning. With kitchen, baths, window and door casings all renovated in 2009-10, and all new lamps, rugs, bedding, accessories installed the spring of 2018, this townhome reflects contemporary décor and feels fresh.

Where: At the end of a quiet cul-de-sac which overlooks the 15th green of the golf course. The Snowmass Club is a few minutes' walk away. Free Town shuttle bus stop is located just around the corner.

Why: Property which is located on a river's edge in Snowmass is rare and very special.

Numbers: \$1,695,000, furnished

BEDROOMS	3
BATHS	3
SQ FT	2279
GARAGE	1-CAR, ATTACHED
VEWS	CREEK & SKI TRAILS
EXTRAS	RECENTLY RENOVATED



Interior Features

- A large picture window fills the stone-floored entry foyer with natural light. There is an upholstered bench for taking boots off/shoes on, as well as several closets – coats, linen and storage. Another huge picture window, allowing in lots of natural light and with golf course views, draws one up the stairwell to a magnificent, high-ceilinged great room.
- The top of the stairwell opens to a huge great room with vaulted wood ceilings and walls of windows. A tall stone woodburning fireplace graces the living room, around which are new, contemporary furnishings. Sliding doors lead to a large, south-facing, sunny deck – in summer, enjoy al fresco dining and BBQs amidst a treed-setting. The views of adjacent Brush Creek are beautiful, the sounds soothing. In winter, with the leaves off the trees, huge views of the Snowmass Ski are revealed.
- The adjacent dining room, whose windows frame the aspen and evergreen outside and, when open, bring in the sounds of the creek below, is a tranquil place to entertain friends. A wrought-iron chandelier highlights an elegant, round glass table, surrounded by contemporary high-back leather chairs.
- A well-appointed kitchen is open to the living and dining rooms. Its U-shape provides ample granite counter space and alder cabinetry includes a built-in wine rack and a good-sized pantry.
- In addition to the double sink, all appliances are stainless – a KitchenAid refrigerator with a freezer drawer, a KitchenAid double oven with convection, a Jenn-Air electric flat cooktop, KitchenAid microwave, and Asko dishwasher.
- Also on this level is a light-filled den with vaulted fir ceilings and en suite bath. This room can be closed off from the great room and serves as a third bedroom. A wall of picture windows overlooks the 15th green with the Rim Trail as a backdrop. The space is furnished with two day beds, a contemporary desk and a matching cabinet with Panasonic TV. There is also a double closet.
- A gracious full bath adjacent features a tumbled travertine tile vanity and alder cabinetry. The floor is stone tile, as is the tub/shower surround which features tumbled travertine accents. This bath has a second door which allows it to be used as a main-level powder room.



Dining room overlooking stream



Kitchen renovated in 2010



New Trex deck overlooking Brush Creek



Den on upper level serves as a 3rd bedroom with its own full bath



The den overlooks the 15th fairway of The Snowmass Club Golf Course



Den bath/upper level powder room



Tranquil master suite



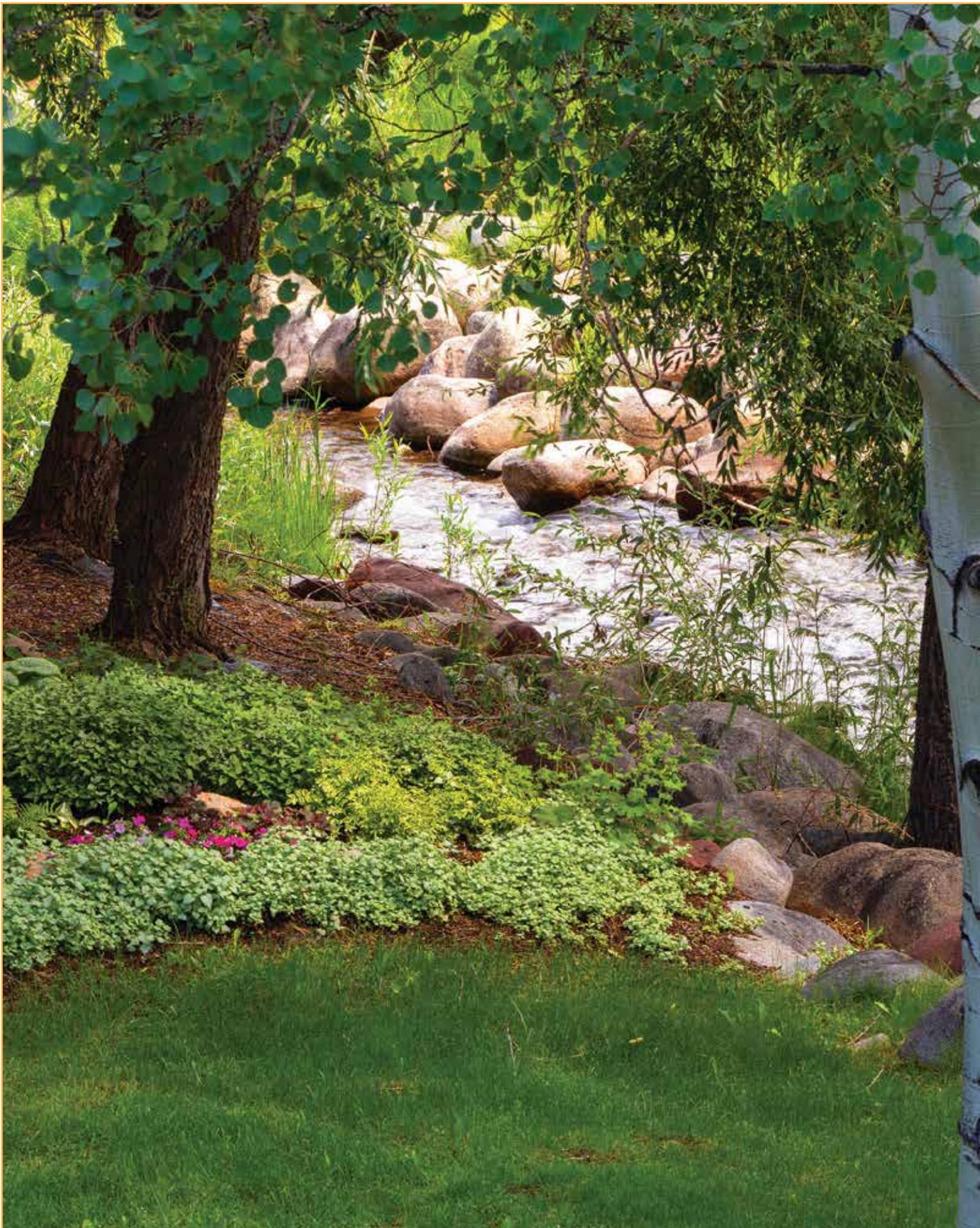


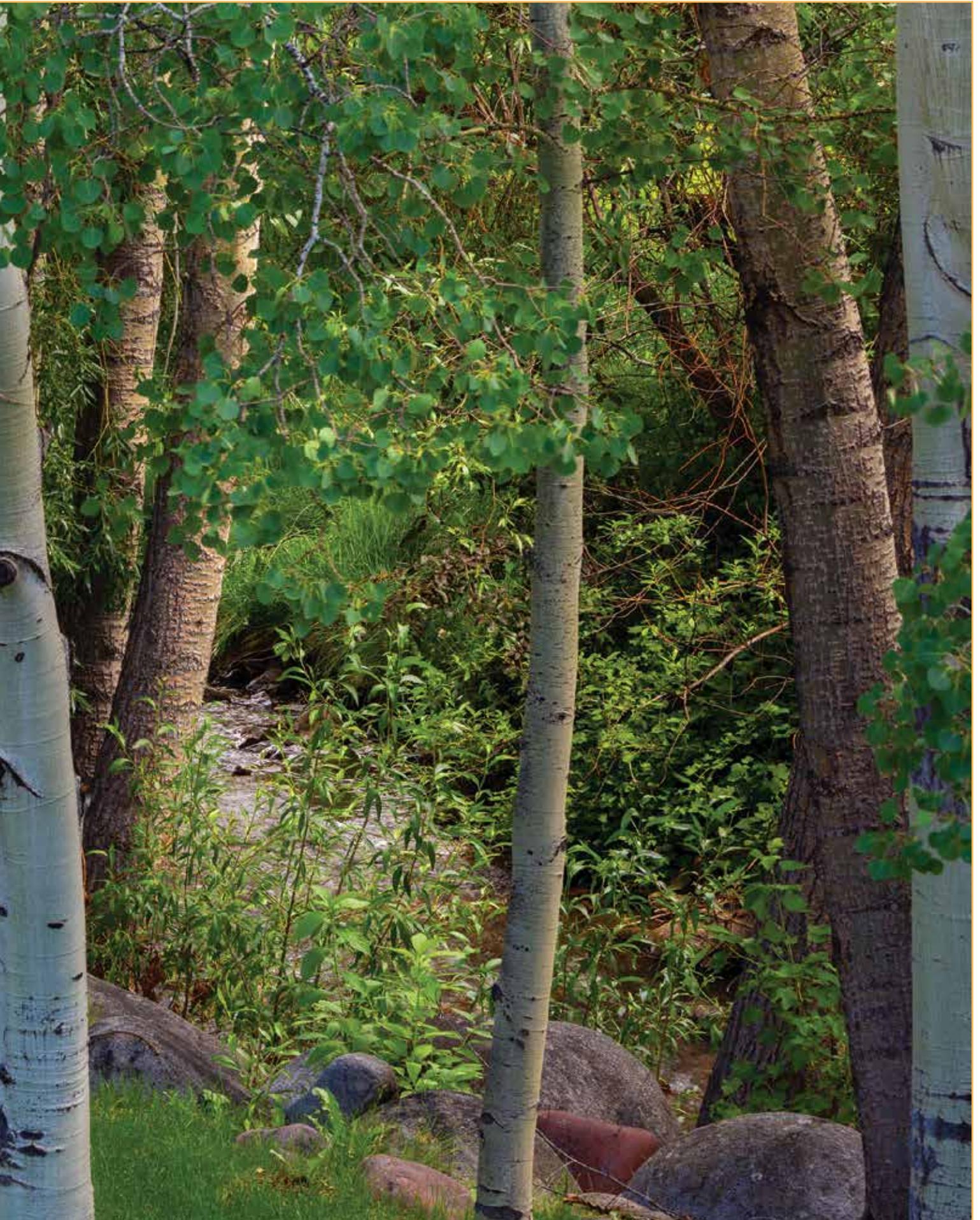
Master bath fully renovated in 2010

- A serene, in-the-trees master suite has two sliding glass doors that open to small patio, a lush lawn, aspens and evergreens. In winter, there are lovely Snowmass Mountain views. Meandering Brush Creek will lull even an insomniac to sleep at night. A beautifully dressed king bed in calming shades of ivory and beige is complemented by lovely furnishings including a large armoire with Sony TV. Three double closets provide ample wardrobe storage.
- The master bath features a gorgeous granite vanity counter, a spacious stone tile shower, and stone tile flooring.
- Guests will feel at home in an en suite bedroom furnished with a king bed, matching nightstands and dresser, and a Samsung TV. A sliding glass door opens to a small patio and the creekside setting.
- The guest bath is finished with a beautiful granite vanity counter. The flooring is stone tile, as is the tub/shower surround.
- Adjacent to the entry foyer, and accessed from the garage, is a mudroom equipped with a built-in wood bench, lots of coat hooks and cubbies for gear.
- Whirlpool Duet washer and dryer, with handsome cabinets above.
- A heated one-car garage with a windowed door includes a storage area and ski rack.



Remodeled guest master bath





Spectacular setting on Brush Creek



Guest master suite, located creekside





Sunny, south-facing windows and patios

Exterior Features

- Take in the stunning views all around – Brush Creek lined with towering evergreens and quaking aspen, the Jim Engh-designed golf course fairways, and the Rim Trail. In winter, the views also include the top of the Hanging Valley Wall, Elk Camp, Sam's Knob and some of the Continental Divide peaks.
- 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.
- A covered walkway of sandstone leads to the entry.
- The driveway pavement is brand new.
- The handsome exterior is comprised of stone, stucco and wood and features a shake roof.
- Beautiful perennial gardens near the front door, the lush lawn, and mature landscaping are meticulously maintained by the HOA.

Complex Amenities

- Exemplary management and maintenance provided by the condominium association includes grounds care, water and sewer costs, 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.
- Excellent on-site management and Board oversight.

The SNOWMASS CLUB GOLF COURSE

SNOWMASS VILLAGE, COLORADO

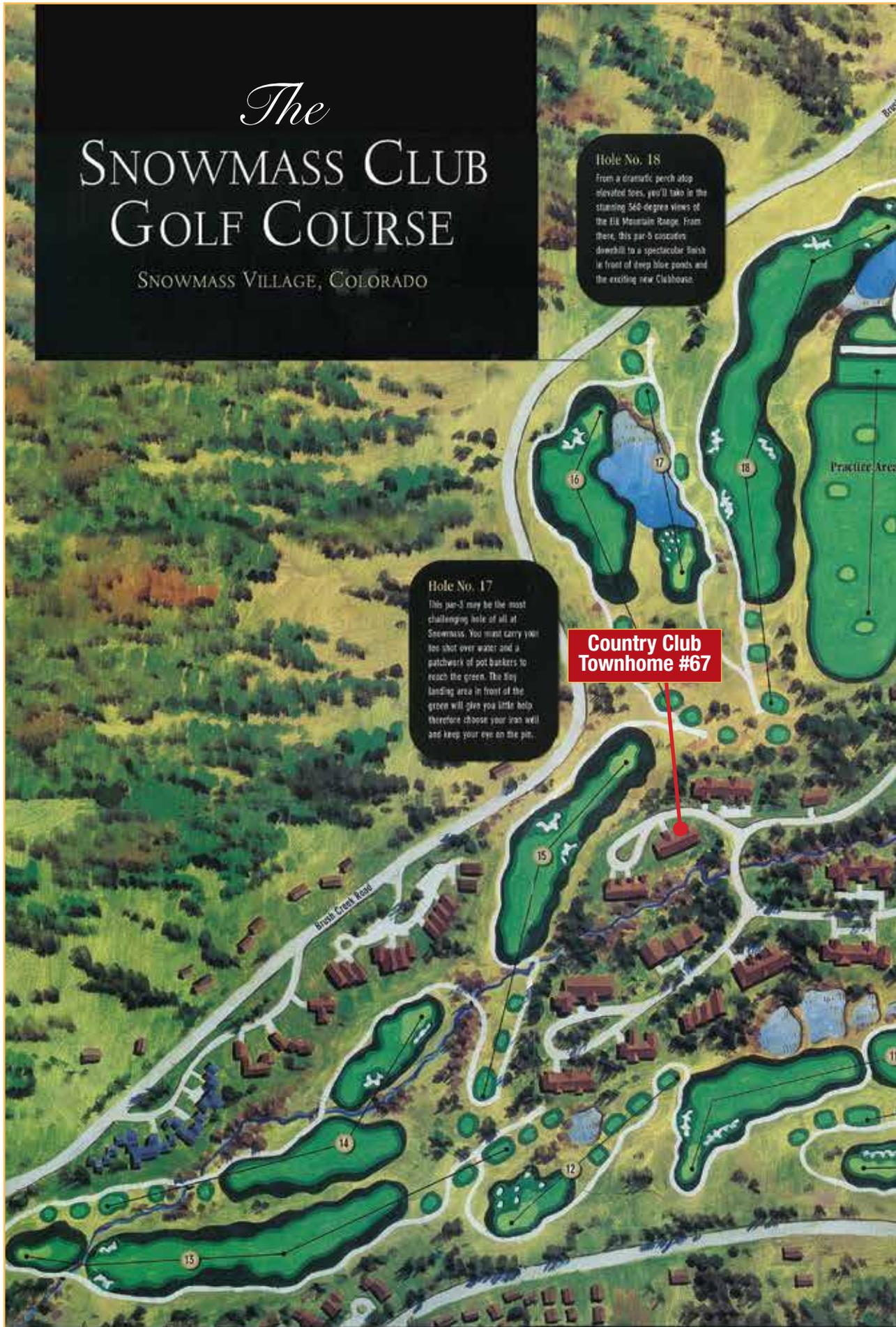
Hole No. 18

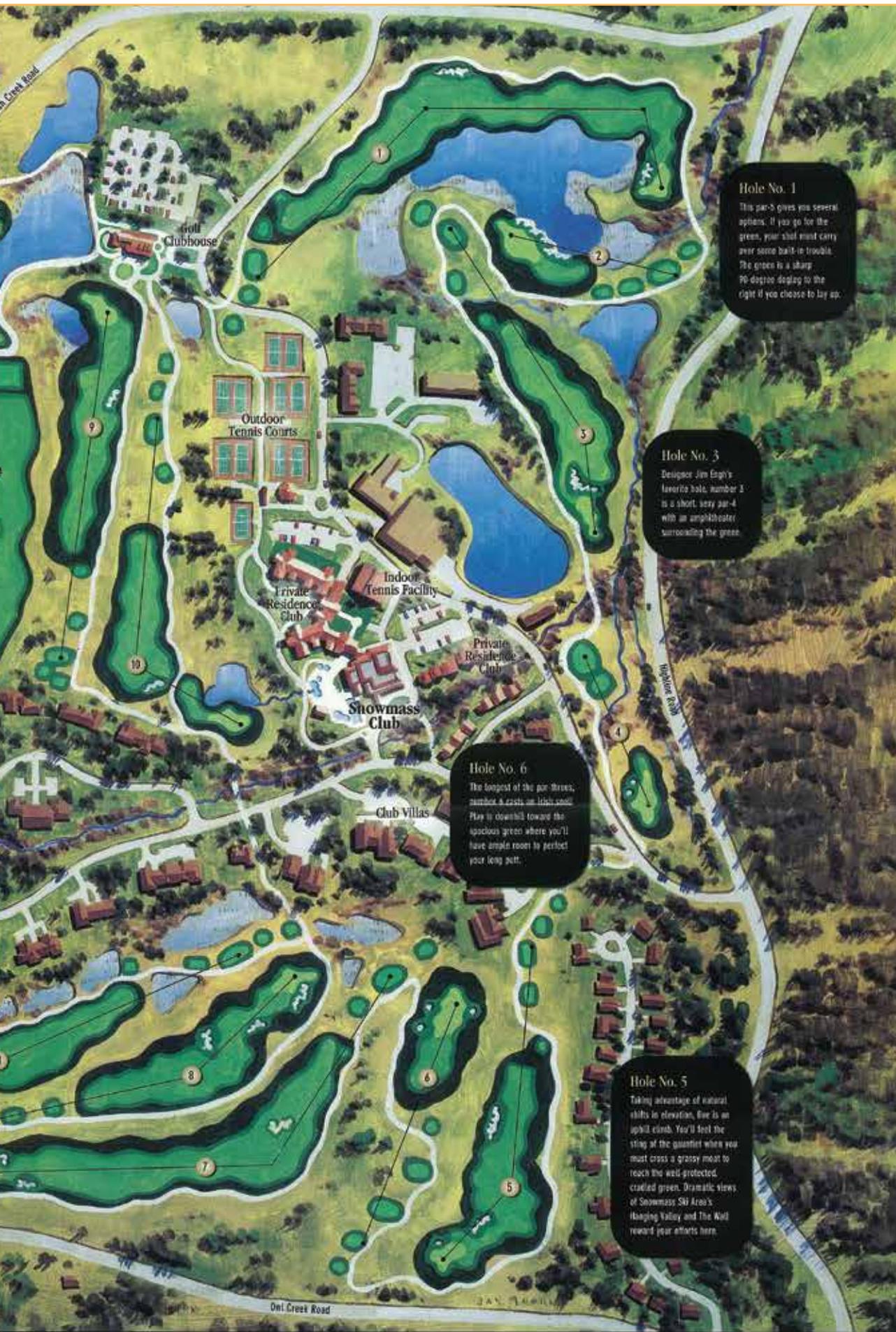
From a dramatic perch atop elevated tees, you'll take in the stunning 360-degree views of the Elk Mountain Range. From there, this par-5 cascades downhill to a spectacular finish in front of deep blue ponds and the exciting new Clubhouse.

Hole No. 17

This par-3 may be the most challenging hole of all at Snowmass. You must carry your tee shot over water and a patchwork of pot bunkers to reach the green. The flag landing area in front of the green will give you little help, therefore choose your iron well and keep your eye on the pin.

**Country Club
Townhome #67**





Hole No. 1

This par-5 gives you several options. If you go for the green, your shot must carry over some built-in trouble. The green is a sharp 90-degree dogleg to the right if you choose to lay up.

Hole No. 3

Designer Jim Egan's favorite hole, number 3 is a short, sexy par-4 with an amphitheater surrounding the green.

Hole No. 6

The longest of the par threes, number 6 casts an Irish spell! Play is downhill toward the spacious green where you'll have ample room to perfect your long putt.

Hole No. 5

Taking advantage of natural shifts in elevation, five is an uphill climb. You'll feel the sting of the gullies when you must cross a grassy moat to reach the well-protected, cradled green. Dramatic views of Snowmass Ski Area's Hanging Valley and The Wall reward your efforts here.

Country Club Townhomes

Snowmass Golf



**Country Club
Townhome #67**

Snowmass Golf Course

PHASE 3

St. Andrews Court

BUILDING 14

MAINTENAN

BUILDING 12

BRUSH CREEK

BUILDING 13

Snow

PHASE 2

BUILDING 6

BUILDING 10
*NOTE: PH3 STYLE

Harleston Green

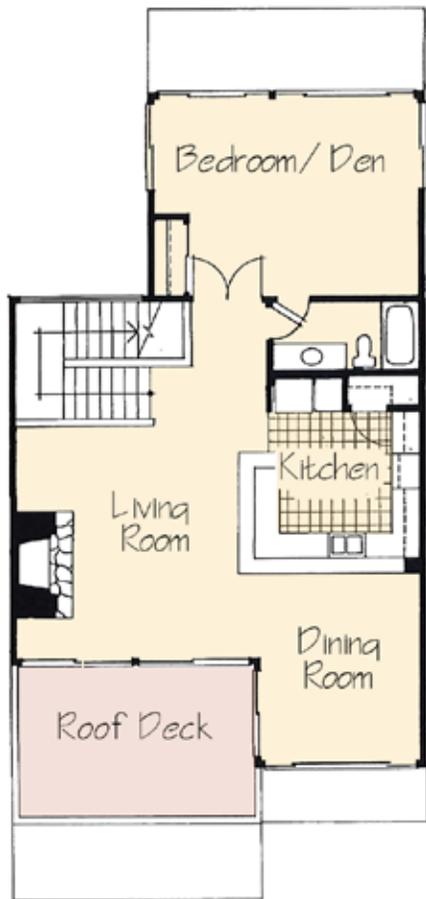
BUILDING 11

BUILDING 7

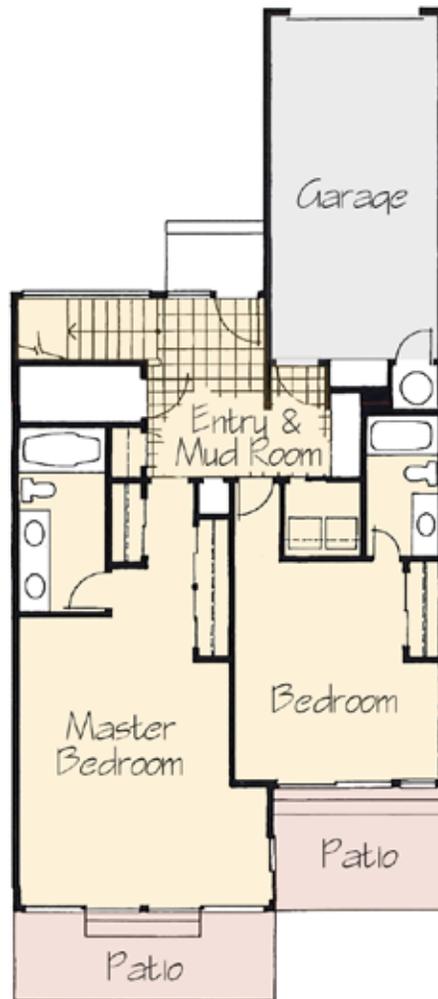
BUILDING 8

BUILDING 9





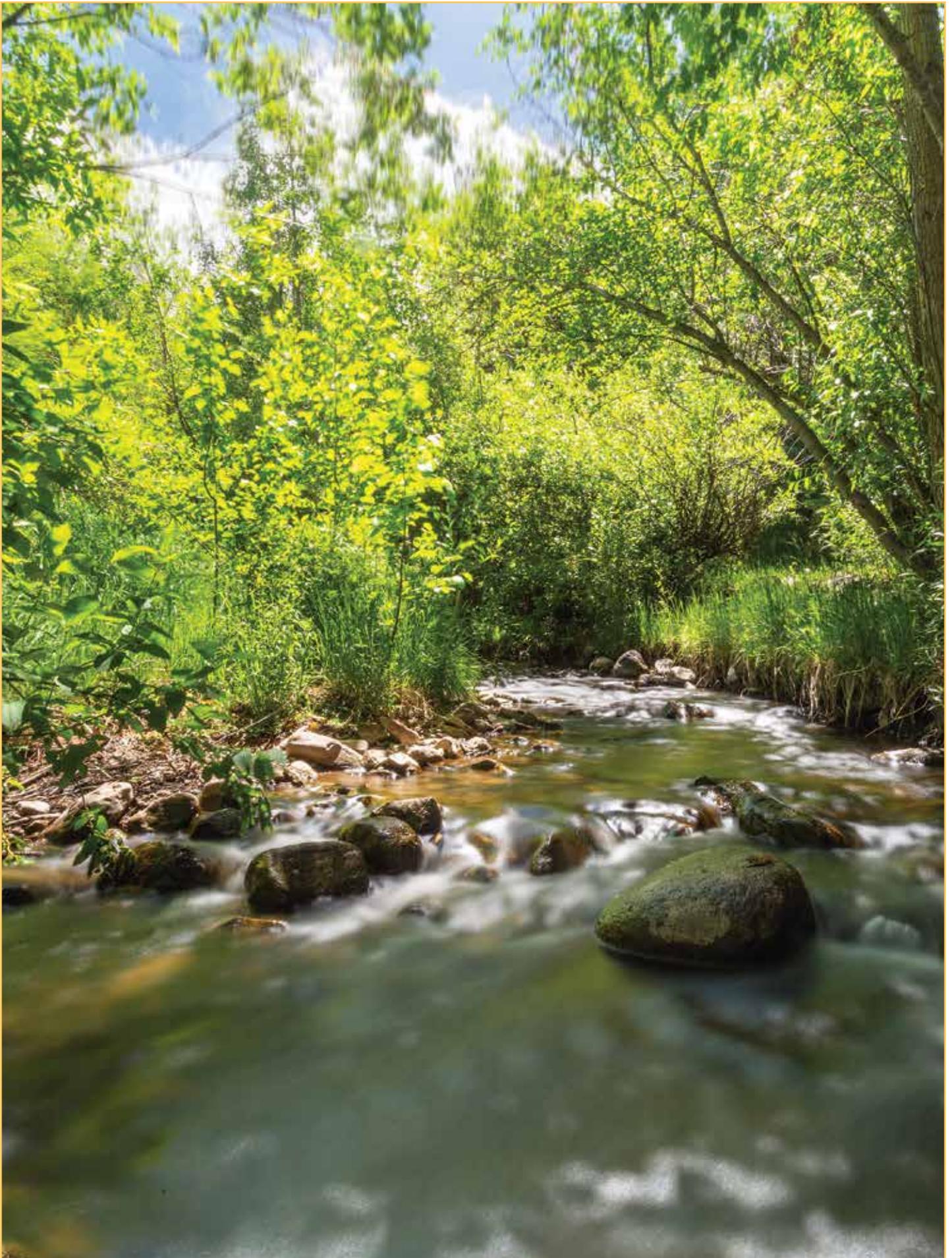
Upper Level



Lower Level

There are deed restrictions regarding rentals which were part of the original development of the Country Club Townhomes over which the HOA Board has no control but the obligation to enforce:

*All townhomes have the ability to rent for two weeks over the Christmas holidays.
 All townhomes have the ability to have rentals, at least 4 months in length or more.
 Some townhomes have the ability to have rentals, at least 1 month in length or more, specifically: #38, #50-53; #66-68; and #70-96.*



Brush Creek runs right by this townhome 19



REAL ESTATE ON HIGHER GROUND

Details:

Legal Description:	Unit 67, COUNTRY CLUB TOWNHOME CONDOMINIUMS Pitkin County, Colorado
Street Address:	42 St. Andrews Court, #67 Snowmass Village, CO 81615
Square Feet (heated living):	2279 sq ft, per Country Club Townhomes Association
Bedrooms/Baths:	3/3
Year Built/Remodeled:	1989/2010
Decks/Patios:	Trex deck adjacent to living and dining rooms, with new BBQ gas grill, which overlooks stream; two small aggregate concrete patios off of first level bedrooms
Garage:	1-car attached, heated
Off Street Guest Parking:	Small guest parking space across from townhome, with space for about 6 vehicles
Fireplaces:	1 woodburning fireplace in living room
Laundry:	Room with Whirlpool washer and dryer
Heating:	Gas-fired, hot water baseboard
Views:	Golf course fairways on north side; treed setting along Brush Creek on south side; in winter, views also include ski trails on Snowmass Mountain
Property Taxes:	\$6196/year (2017)
Homeowners Fees:	\$14,845/year (2018-19)
Real Estate Transfer Tax:	1% of purchase price, paid by Buyer at Closing
Disclosure:	The Country Club Townhomes have rental deed restrictions, which restrictions vary by unit. See page 18 of this brochure.
Price:	\$1,695,000, furnished (with a few pieces of artwork excluded; inventory available)
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	154950
Property Website:	SnowmassClubTownhome.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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