



729 W. FRANCIS STREET
ASPEN, COLORADO



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION



729 West Francis (north side)

What: A rare development opportunity in Aspen's West End on a 6,000 sq ft lot with an entire duplex building that produces excellent income. Soak up southeast exposure, views of Shadow Mountain and a slice of Aspen Mountain. Many large windows in both units make them light and bright. Both units have been recently remodeled for optimal livability. The building is in remarkably good condition and the tenants in place are long-time established professionals.

Where: On a sweet street of Victorians in the West End, where you can stroll to the Music Tent and walk less than a block to catch a bus to the center of town or to the ski areas.

Why: Use and/or rent both units while you explore the redevelopment scenarios of this exceptional, rare opportunity.

Numbers: \$3,499,000



Sidewalk from W. Francis to side door of lower condo or through wood gate to upper condo



Upper entrance (south side)

Interior Features

Upstairs Unit #1

- The airlock entry/mudroom has a big picture window, built-in bench and tile floor.
- The large, open main living area with white-washed beamed cedar ceilings showcases Shadow mountain views through large picture windows.
- A cast iron woodburning stove with tile surround sits in the corner of the carpeted living room.
- The dining area is covered in oversized tile.
- The beautifully updated kitchen features gorgeous granite countertops, an oversized subway tile backsplash, sleek dark wood cabinetry, a pantry closet with pullout shelving, and a double stainless sink.
- Appliances include a stainless side-by-side Whirlpool refrigerator/freezer with ice & water dispenser, GE electric range & oven, and GE microwave.
- A laundry closet contains a stackable washer & dryer.
- The highlights of the strikingly remodeled master suite includes a skylight in the vaulted ceiling, a west-facing picture window, a walk-in closet, and a sumptuous bath. The bath has a separate quartz-topped vanity and a spacious shower of contemporary tile & European glass with a window to Red Mountain.

- Bedroom #2 looks out to the street of Victorians and has a door to the full bath.
- The full bath features a stunning granite countertop. The floors and tub/shower surround are comprised of ceramic tile. A window in the tub/shower looks out to the trees and Smuggler Mountain.
- Sunny Bedroom #3 has a vaulted ceiling with exposed beams and a double closet and shares the bath on the hall.

Downstairs Unit #2

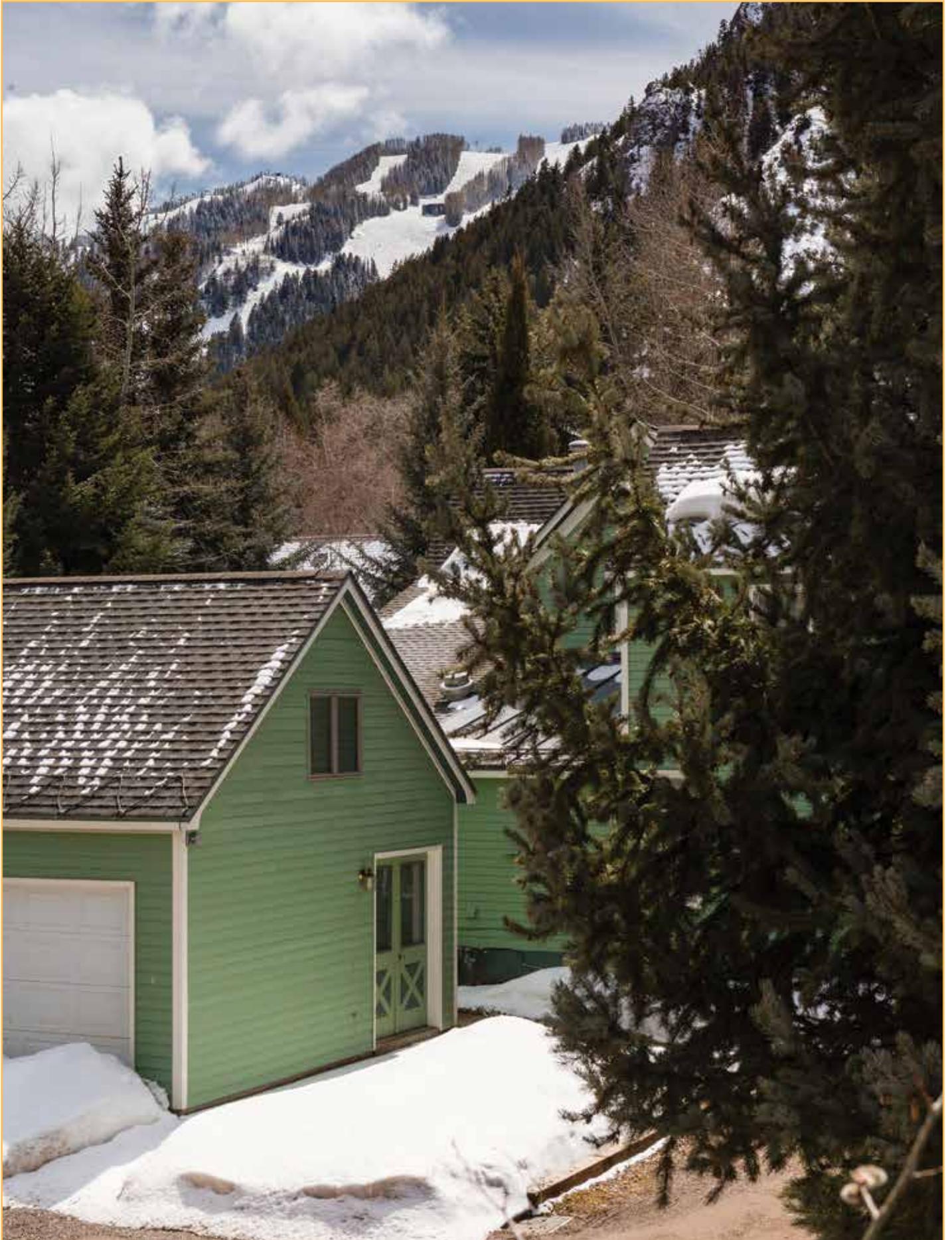
- Two walls of windows in the open, spacious main living area make it light and bright and overlook the backyard of mature aspen and an evergreen. Crank windows allow cool mountain breezes. Other features include ceramic tile flooring and recessed lighting. A contemporary light suspends over the dining area.
- The kitchen with Corian countertops is open to the living/dining area and features light wood cabinetry, a double sink, Amana flat-top electric range and oven, Amana refrigerator/freezer, and GE dishwasher.
- An adjacent laundry/mechanical room contains a Maytag washer & dryer and shelving.
- Both baths feature Corian vanity tops, ceramic tile floors and ceramic tile tub/shower surrounds.



Upper south-facing deck



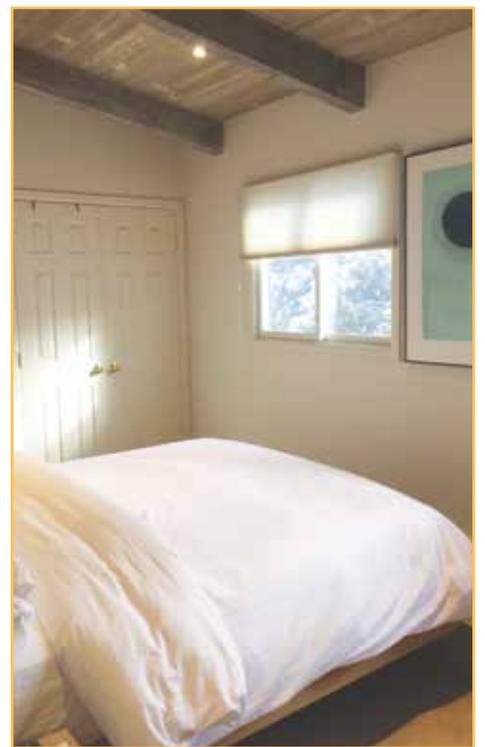
Coveted fenced yard with steps to upper deck



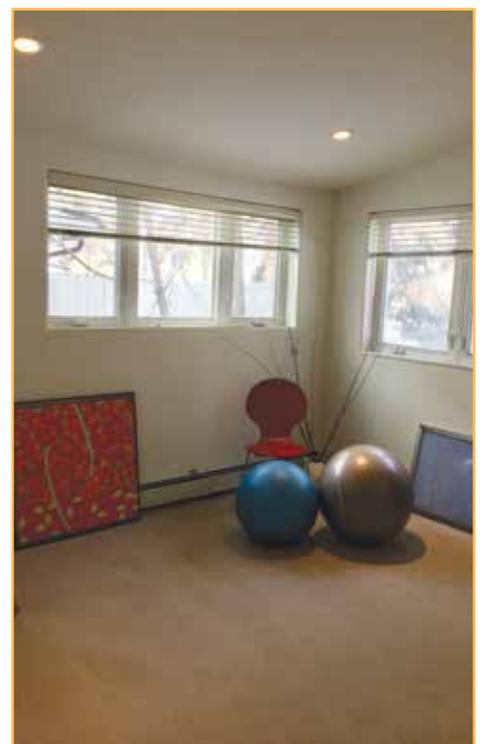
A slice of Aspen Mountain from the upper condo

Upper Level

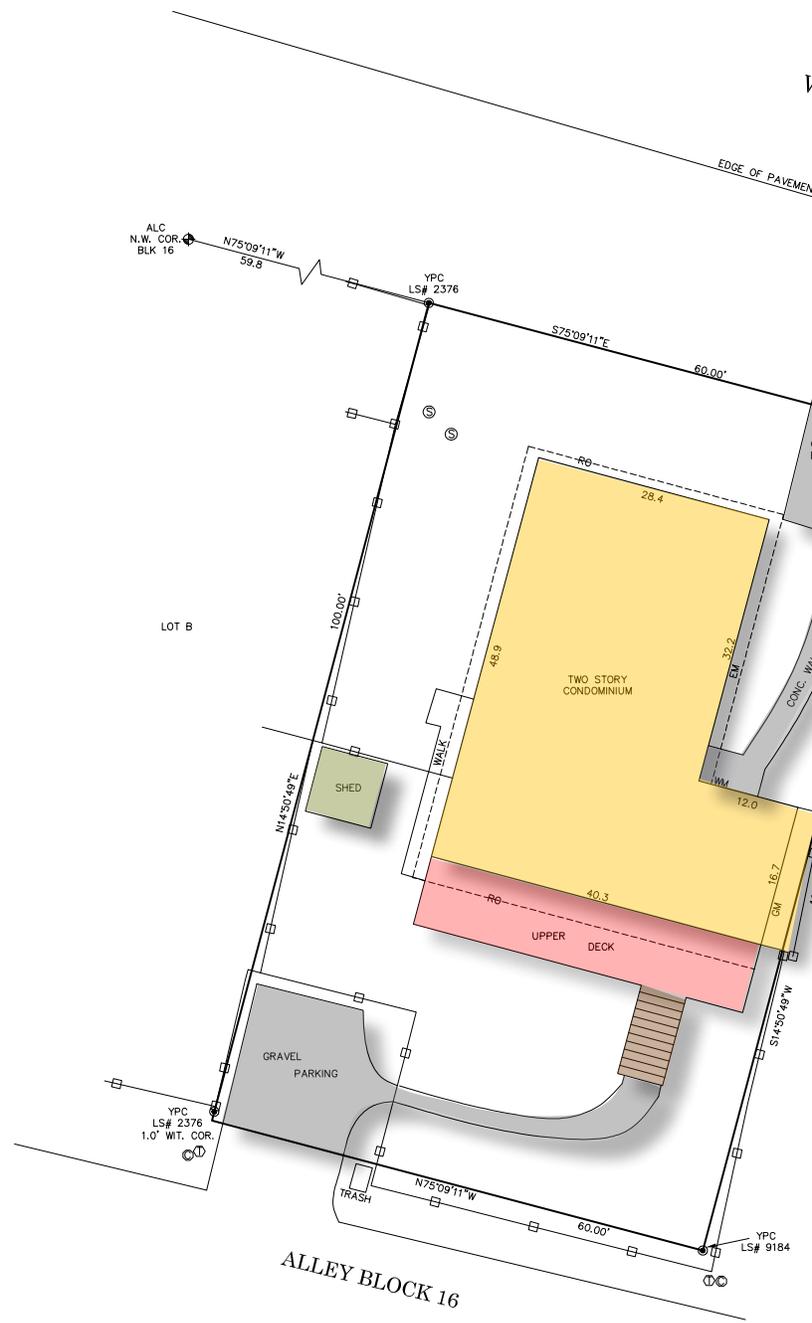
3 bedrooms | 2 baths | woodburning fireplace



Lower Level
3 bedrooms | 2 baths



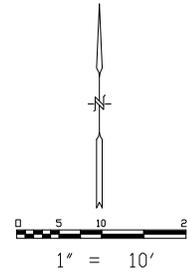
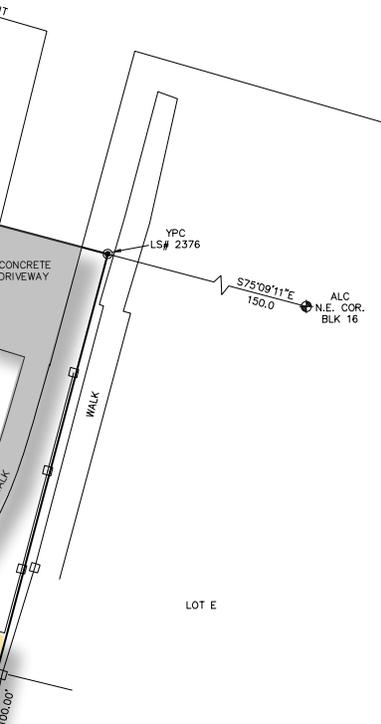
IMPROVEMENT SURV
UNIT 1 & UNIT
GOLD RUSH CONDOM.
CITY OF ASPEN
PITKIN COUNTY, COLO



KEY PLAT
2
CONDOMINIUMS

COLORADO

WEST FRANCIS STREET
74.72' R.O.W.



NOTES

- 1) LEGAL DESCRIPTION:
CONDOMINIUM UNIT 1, GOLD RUSH CONDOMINIUMS, ACCORDING TO CONDOMINIUM MAP RECORDED MAY 4, 1978 IN PLAT BOOK 6 AT PAGE 103 AS RECEPTION NO. 203799 AND AS FURTHER DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR GOLD RUSH CONDOMINIUMS RECORDED MAY 4, 1978 IN BOOK 347 AT PAGE 409 AS RECEPTION NO. 203800.
COUNTY OF PITKIN, STATE OF COLORADO.

CONDOMINIUM UNIT 2, GOLD RUSH CONDOMINIUMS, ACCORDING TO CONDOMINIUM MAP RECORDED MAY 4, 1978 IN PLAT BOOK 6 AT PAGE 103 AS RECEPTION NO. 203799 AND AS FURTHER DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR GOLD RUSH CONDOMINIUMS RECORDED MAY 4, 1978 IN BOOK 347 AT PAGE 409 AS RECEPTION NO. 203800.
COUNTY OF PITKIN, STATE OF COLORADO.

PARCEL CONTAINING 6000 SQ.FT.±.
- 2) BASIS OF BEARING:
A BEARING OF S75°09'11"E BETWEEN A FOUND REBAR AND ALU. CAP AT THE N.W. CORNER OF BLOCK 16 AND A FOUND REBAR AND ALU. CAP AT THE N.E. CORNER OF BLOCK 16.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR. TITLE INFORMATION RELIED UPON FOR THE PREPARATION OF THIS SURVEY FURNISHED BY STEWART TITLE GUARANTY COMPANY, ORDER NO. 01330-107165, DATED 12/08/2017 AND ORDER NO. 01330-107166, DATED 12/08/2017.
- 4) UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- 5) POSTED ADDRESS IS 729 WEST FRANCIS ST.
- 6) REFER TO CONDOMINIUM MAP OF GOLD RUSH CONDOMINIUMS RECORDED IN PLAT BOOK 6 AT PAGE 103 FOR LIMITED COMMON ELEMENTS, UNIT DESIGNATIONS AND INTERIOR DIMENSIONS.
- 7) SNOW ON GROUND AT TIME OF SURVEY.

LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
- ⊕ INDICATES CITY MONUMENT
- YPC YELLOW PLASTIC CAP
- ALC ALUMINUM CAP
- WM WATER METER
- EM ELECTRIC METER
- GM GAS METER
- RO ROOF OVERHANG
- Ⓜ TELEPHONE RISER
- Ⓢ CABLE RISER
- Ⓢ SEWER CLEANOUT
- |—|— FENCE LINE

SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS AN IMPROVEMENT SURVEY PLAT PERFORMED UNDER MY SUPERVISION ON 02/2018 OF THE ABOVE DESCRIBED PARCEL OF LAND. THE LOCATION AND DIMENSIONS OF ALL IMPROVEMENTS, EASEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THESE PREMISES ARE ACCURATELY SHOWN.

MICHAEL P. LAFFERTY PLS. # 37972

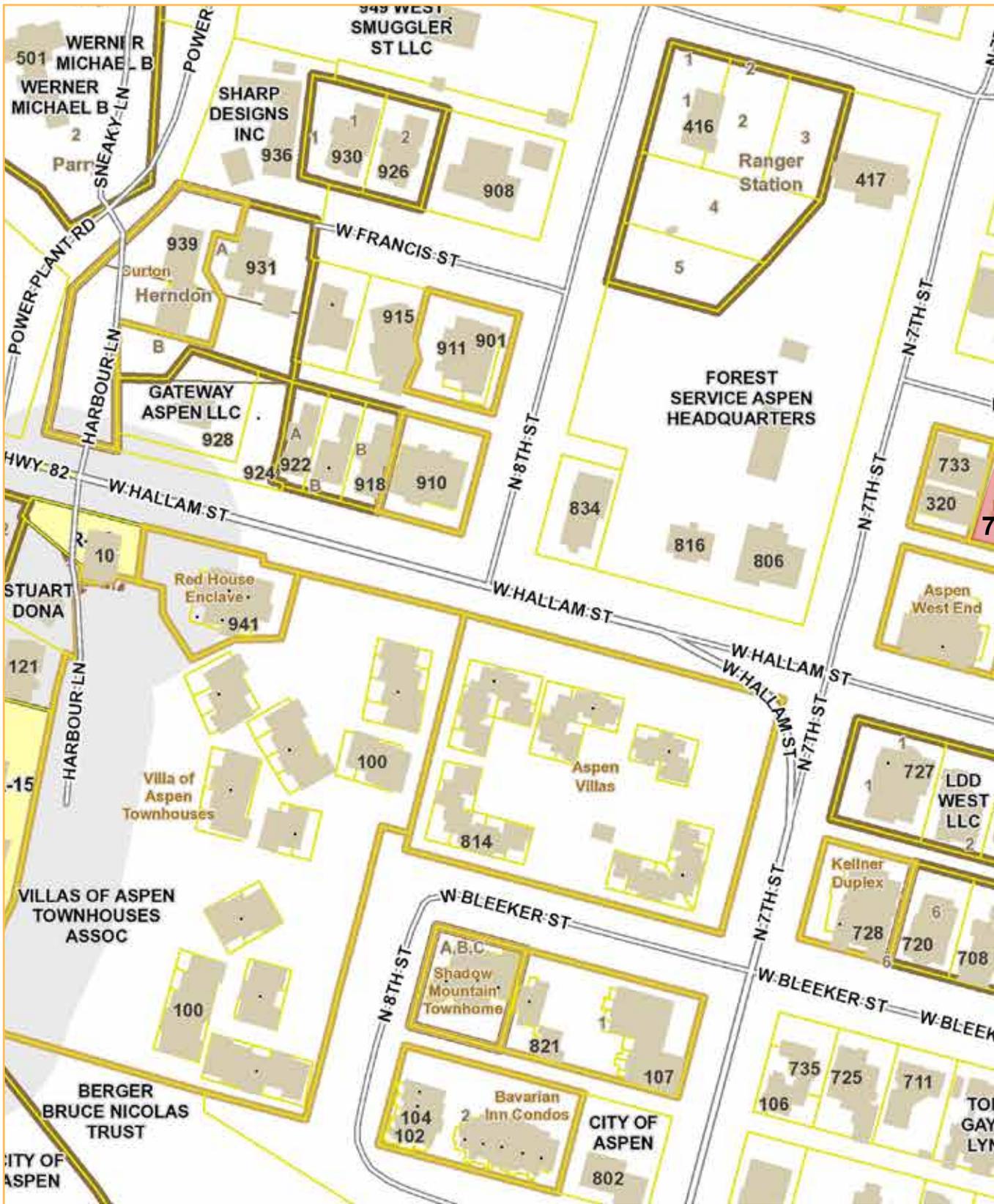
DATE:



Rocky Mountain Surveying
4133 crystal springs rd
carbondale co 81623
phone 970-375-1919
fax 970-963-8873
laff@soprlnet

DATE SURVEYED: 02/2018
REVISED:
FILE NO: 18501
CLIENT: KEELTY

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

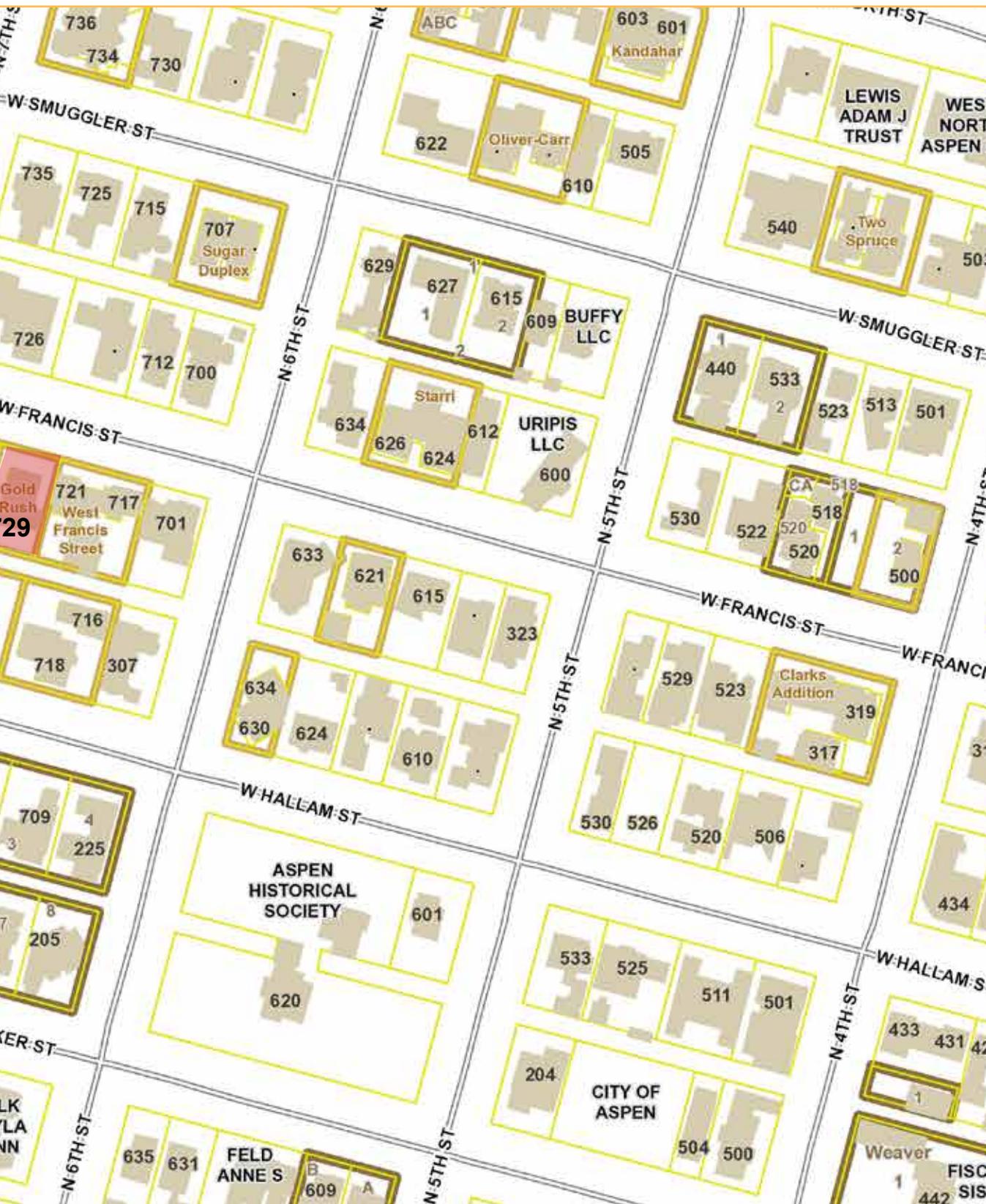


Notes

729 W. Francis Street

400.0





0 200.00 400.0 Feet

1:2,400



THIS MAP IS FOR INFORMATIONAL PURPOSES
 Pitkin County GIS makes no warranty or guarant
 concerning the completeness, accuracy, or reliab
 of the content represented.

Map Created on 3:40 PM 02/08/18 at
<http://www.pitkinmapsandmore.com>

REAL ESTATE ON HIGHER GROUND

Exterior Features

- Upper condo has two parking spaces outside the fence on the alley. Lower condo has a driveway to park tandem on Francis Street, plus on-street permit parking on Francis.
- Lovely fenced backyard with mature trees offers room to play and entertain.
- Upper condo has a south-facing deck showcasing Shadow Mountain views (and a sliver of Ajax).
- Extra wide stairs lead to the upper condo.
- Exterior is stucco and wood with a membrane roof replaced in 2003.
- Utilities are divided per each condo; boilers and hot water heaters both replaced in 2009
- Life is easy from this fabulous location in the West End. Stroll to the Music Tent or walk a block to the 8th Street bus stop to get to the heart of downtown Aspen or any of the ski areas.
- Francis Street is charming with gingerbread house-like Victorians.



Sidewalk from W. Francis to side lower door or backyard through gate

Details:

Legal Description:	Lots C and D; Block 16; Gold Rush Condominiums Units 1 & 2
Street Address:	729 W. Francis Street, Units 1 & 2; Aspen, CO 81611
Lot Size:	6,000 sq ft
Square Feet (Heated Living):	2690 sq ft
Bedrooms/Baths:	6/4; Unit 1 (upper level): 3 bedrooms/2 baths; Unit 2 (lower level): 3 bedrooms/2 baths
Fireplace:	1 woodburning in upper condo
Laundry:	Room in both condos
Heating/Cooling:	Baseboard; gas; hot water (boilers and hot water heaters all replaced in 2009)
Year Built/Renovated:	1955/both condos remodeled in 1998; upper condo remodeled again in 2008
Views:	Shadow Mountain; Aspen Mountain from upper deck
Occupant:	Long-term tenants with 90-day move out clause
Property Taxes:	\$7049/yr (2017)
Price:	\$3,499,000, unfurnished
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	152365
Website:	GoldRushCondo.com

DISCLOSURE: See broker for Income/Expense Analysis.

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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