

156 SINCLAIR ROAD | SNOWMASS VILLAGE, COLORADO



BERKSHIRE HATHAWAY | Aspen Snowmass Properties
HomeServices



South-facing Great Room, with vaulted ceiling, big views and gas fireplace



156 SINCLAIR ROAD SNOWMASS VILLAGE

What: A classic mountain home ready for gathering family and friends for fun and relaxation. From the Great Room with its pine floors and exposed beams, spectacular mountain views span from Independence Pass to full on views of Snowmass Mountain. Take the party outside to the expansive deck. The big, open country kitchen is designed to feed a crowd and the downstairs hot tub deck with 180-degree mountain views will be a popular spot. Wake up to snowcapped mountains from the generous Master Suite with a luxurious bath and adjoining den.

Where: On the sunny side of the Village. Just steps to the Aspen school bus, Village shuttle or the bus to town.

Why: The quintessential mountain home--perfect for creating lasting memories.

Numbers: \$2,199,000

SQ FT	3384
BDRMS/BATHS	4/4
VIEWS	INDEPENDENCE PASS TO SNOWMASS SKI AREA
EXTRAS	FAMILY ROOM + OFFICE
GARAGE	2-CAR



Great Room open to the dining and kitchen areas



Gourmet Kitchen designed for family and friends



South-facing, top floor Master Suite with fireplace and breathtaking views

Interior Features

- The tiled entry/mudroom with ample natural light, has two double coat closets to accommodate the group.
- Take the stairs up to the main living area. You will be awe-struck at the landing. All of Snowmass Mountain is before you---the Cirque, Hanging Valley Wall, Burnt Mountain, Sam's Knob and more.
- The open Great Room has a lot of heart with many picture windows, pine floors and ceilings, exposed beams, and iron hardware accents. Two glass sliders open to a long deck and expansive views from Independence Pass to Snowmass Mountain. Comfy furnishings invite everyone to gather in front of the gas-log fireplace with stone surround.
- Two whimsical wrought iron & glass pendant lamps suspend above a long wooden table with six high-back leather upholstered chairs in the dining area.
- The large, open kitchen is designed for preparing meals for a group. There is an abundance of tall, pine cabinets; granite countertops; and a butcher block-topped work area that abuts a wide wood-planked bar with handy drawers, a built-in wine rack and seating for four.
- Appliances include two wood-front oversized Amana refrigerators with freezer drawers; a Bosch dishwasher; Panasonic microwave; and a DCS 6-burner range and oven with a custom hood donned with accent tile.
- A full wall of picture windows showcase "Wow" views of Independence Pass to Snowmass Mountain to Mt. Daly in the beautiful, generous Master Suite. A gas-log fireplace with alder and tile surround creates a romantic ambiance. The King bed of carved dark wood & leather and lovely armoire are statement pieces.
- The luxurious master bath has it all—His and Her vanity areas with granite countertops (plus, make-up area), a jetted tub with skylight and window, steam shower with window to the wildflowers, and a water closet. An adjacent walk-in closet with built-ins has an adjoining secret cedar closet.
- A warm, cozy office/den off of the Master Suite features vaulted ceilings with a skylight, a window to the hillside, and a built-in desk. Open the door to the hallway for gorgeous views of Snowmass Mountain.



Master Bath, double vanity, jetted tub, steam shower and double walk-in closets



Upper Guest Suite with private deck and steps to the outdoor hot tub



Upper level Guest Bath

- Vaulted pine ceilings with exposed beams and a pine accent wall highlight the upper level guest room. A glass slider opens to a deck and views of winding Owl Creek Road, Independence Pass, the Snowmass Golf Course, and Snowmass Mountain. Stairs allow access to the hot tub deck below.
- An inviting full bath features vaulted pine ceilings, a tile tub/shower surround with a window to the open space, and a tile vanity with a hand-painted sink.
- Two guest bedrooms, a den, two baths, a laundry room, a two-car garage, and hot tub deck occupy the entry level.
- The roomy laundry room is equipped with a tub laundry sink, cabinetry, and Kenmore washer and dryer.
- The comfy and cozy den includes overstuffed furniture and an armoire with Samsung TV.
- Picture windows in the first guest bedroom look out to Snowmass Mountain. There are two twin beds and the décor has a mountain trout theme.
- The full bath is finished in ceramic tile with alder cabinets.
- Picture windows in the first level guest bedroom frame views of Burnt Mountain and Mt. Daly with aspen, oak and pine in the foreground. A glass paned door opens to the hot tub deck.
- The spacious guest bath with wood paneled walls and ceramic tile has a mountain chalet feeling. There is a jetted tub and just around the corner—a sauna. A glass sliding door opens to the hot tub deck and big views.



First level Guest Bedroom



Family Room adjoins both guest bedrooms



First level Twin Guest Bedroom



Views toward Continental Divide in summer



Coveted views of Snowmass ski area from the Great Room, Dining Room and Master Suite





Exterior Features

- Take in fabulous views from Independence Pass to Mt. Daly. Your favorite ski runs on Snowmass Mountain are front and center.
- A long deck off of the Great Room expands the living area outside for apres ski or summer barbecues.
- Enjoy 180-degree mountain views by daylight or soak under the stars from the hot tub deck.
- Mature aspen, evergreen and oak surround this home that backs up to a public easement.
- The exterior of this handsome home is comprised of Farmer's rock, timber, and stucco with corrugated metal accents.

Extras

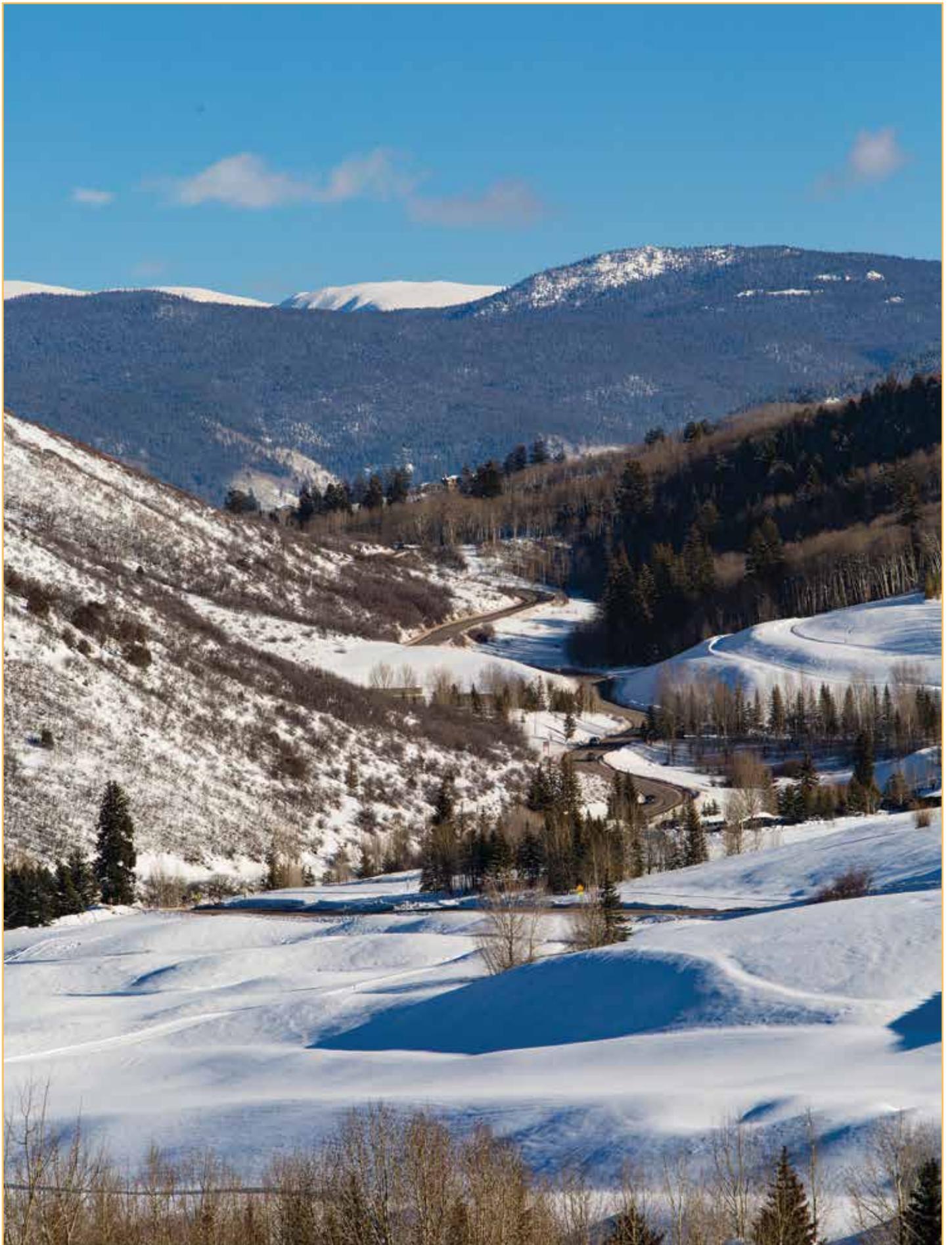
- At the end of the driveway catch the Village shuttle or Aspen school bus.



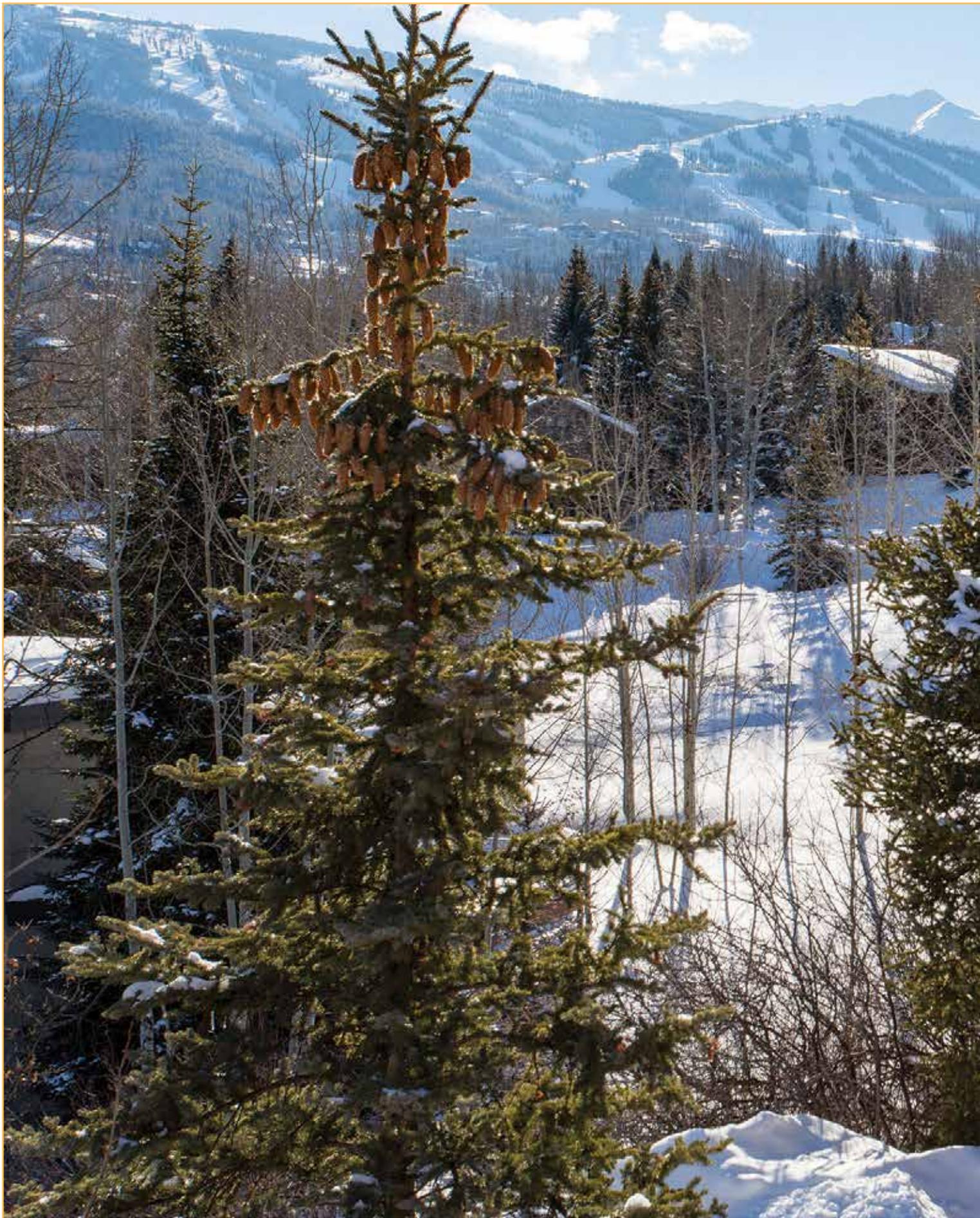
Classic September foliage

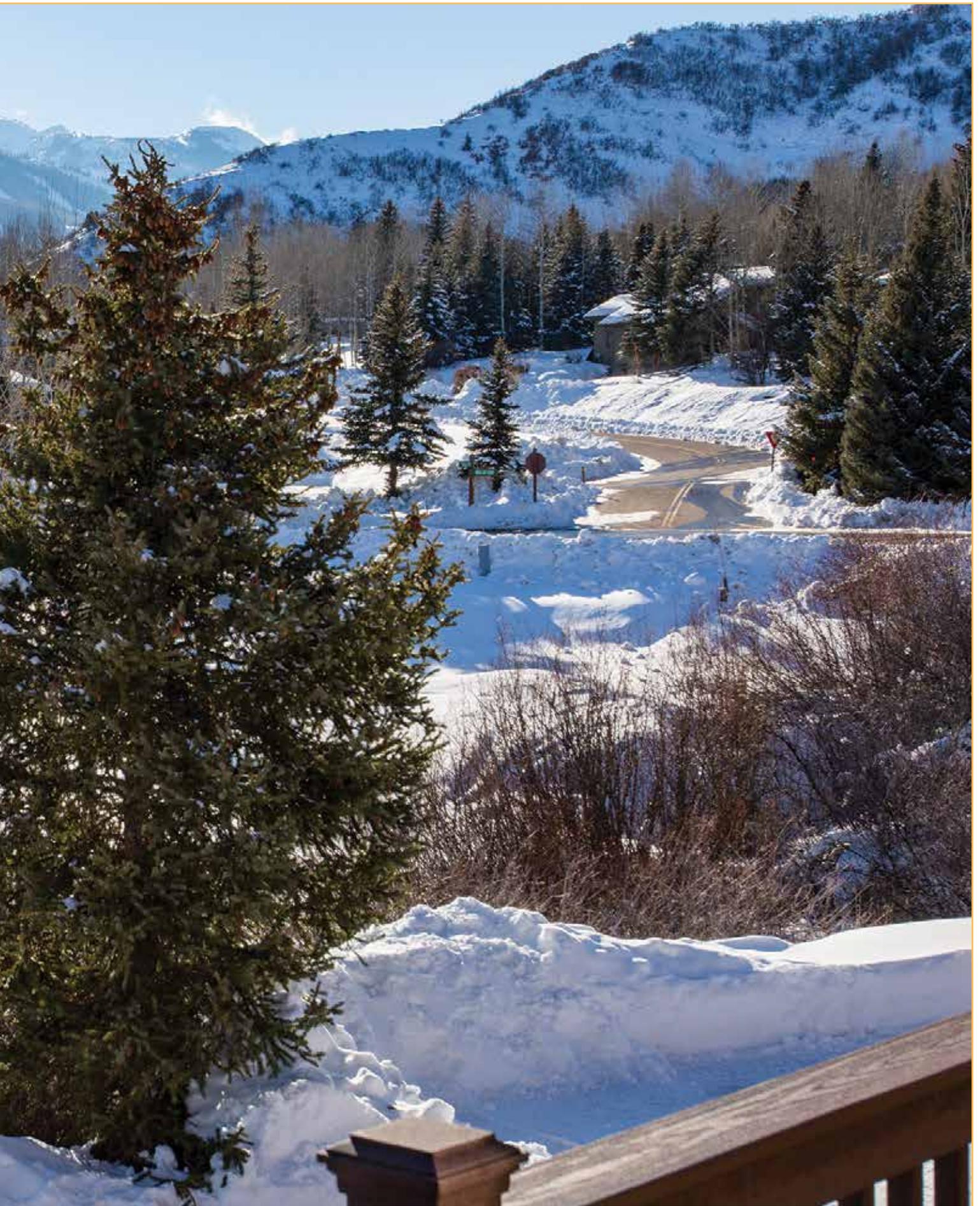


Classic winter scene



Views toward Continental Divide over the Snowmass Golf Course





Views from the deck toward Snowmass Ski area



156 Sinclair Road

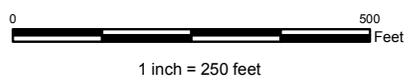
Melton Ranch
Unit One

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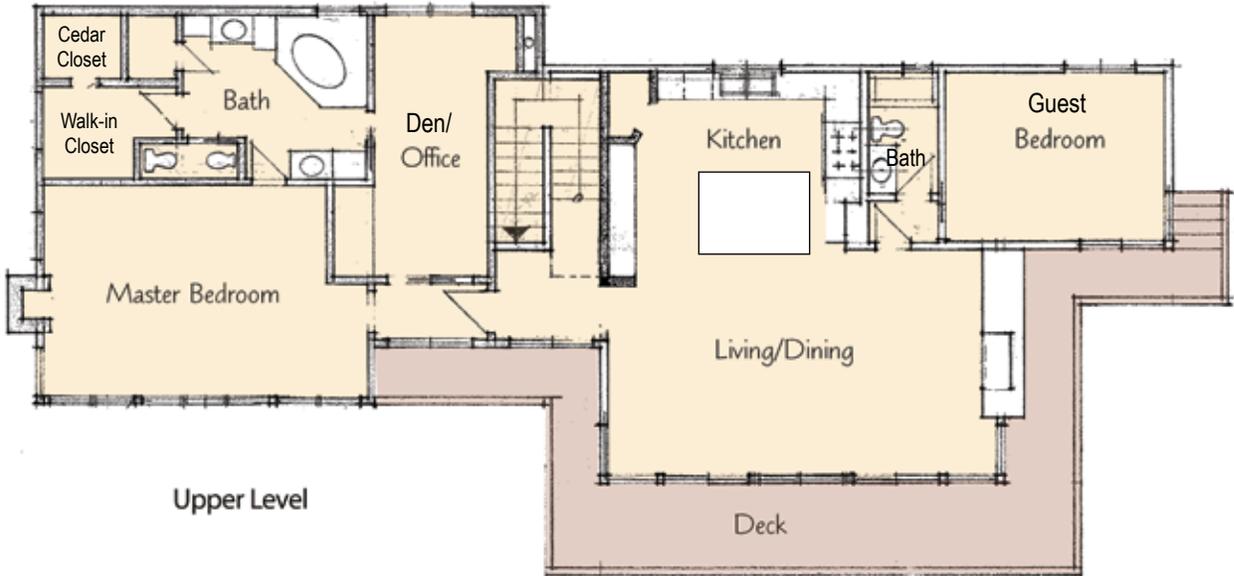
156 Sinclair Road, Lot 48
Pitkin County, CO



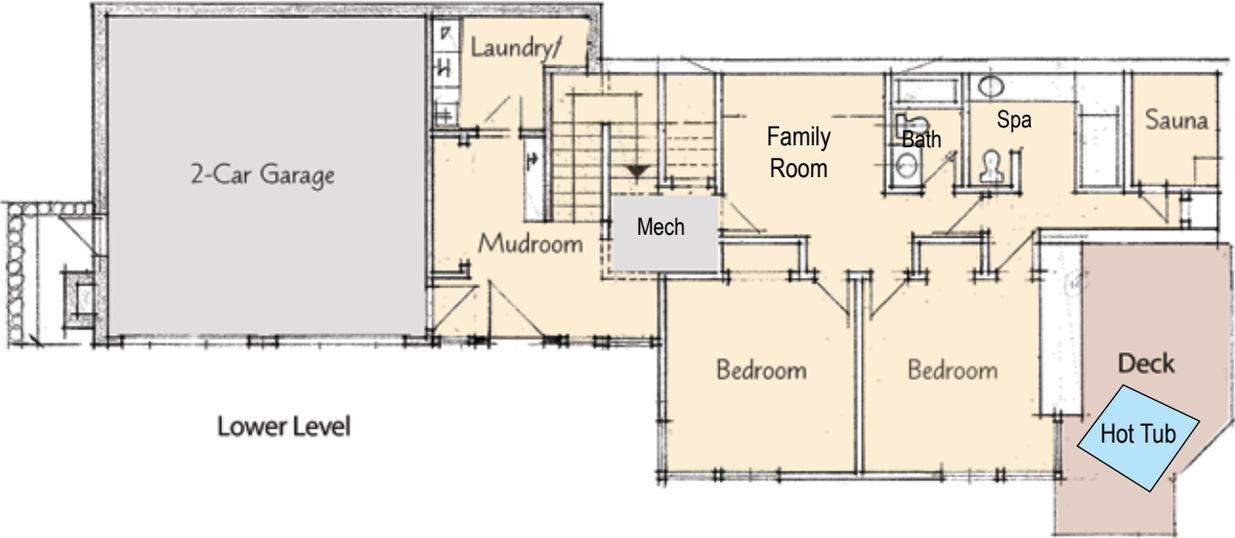
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Data Sources:	ESRI, Pitkin County, CDOT, Town of Snowmass		Page:	01	
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The information displayed above is intended for general planning purposes. Refer to legal documentation/data sources for descriptions/locations.					



Floorplan



Upper Level



Lower Level

REAL ESTATE ON HIGHER GROUND

Details:

Legal Description:	Melton Ranch Unit One Lot: 48
Street Address:	156 Sinclair, Snowmass Village, CO 81615
Year Built/Remodeled:	1968/2001
Elevation:	8227'
Square Feet (heated living):	3384
Lot Size:	28,445 sq ft
Bedrooms/Baths:	4+office+family room/4
Decks:	South-facing wrapped around Great Room, Dining and Upper Guest Bedroom; southeast-facing lower hot tub deck
Roof:	Shake
Garage:	2-car with generous storage
Architect:	Warren L. Palmer; Basalt, CO
General Contractor:	Ron Purcio, Styles Kitchen Design; Basalt, CO
Fireplaces:	2 gas fireplaces, master bedroom and Great Room
Laundry:	Laundry room with Kenmore washer & dryer
Heating:	Hot water baseboard and radiant
Extras:	Sauna, indoor jetted tub, out-door hot tub
Views:	Independence Pass to Snowmass Ski Area
Utilities:	Snowmass Water and Sanitation, Holy Cross Electric, SourceGas (natural gas)
Occupant:	Long-term tenant
Property Taxes:	\$7399/year (2017)
Homeowners Fees:	\$120/year (Melton Ranch I Homeowner's Association, 2017-18)
Real Estate Transfer Tax:	1% payable by Buyer at closing
Price:	\$2,199,000, partially furnished (all artwork excluded)
Terms:	Cash, or terms otherwise acceptable to Sellers
MLS#:	145389
Property Website:	MeltonRanchHome.com

- Some accessories shown in the photographs were used for staging purposes and are not included in the sale. A complete inventory is available upon request.

DISCLOSURE: Long-term tenants; closing subject to lease.

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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