

1194 FARAWAY ROAD › SNOWMASS VILLAGE

PROPERTY DETAILS



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION

A WOODLAND RETREAT

1194 FARAWAY ROAD • SNOWMASS VILLAGE, COLORADO





WHAT: An elegant, warm, mountain-contemporary home in a quiet, private woodland setting, where deer nestled in the nearby aspens is not an uncommon sight. Just walking to the grand front door through the porte-cochère, lined with aspens and flowers, suggests something extraordinary inside. The décor and quality of this house is right out of an architectural magazine, and its gardens and decks are showpieces. Living/dining areas and the master suite, with study, are all on the main entry level which also includes a spectacular kitchen any chef would covet. Additional features include cathedral wood ceilings, burnished hardwood floors, and Venetian plaster walls. Beautiful floorplan with bedrooms and family/media areas designed for several generations. No detail overlooked.

WHERE: Nestled in a beautiful aspen grove, about 1½ miles from Base Village and The Snowmass Center.

WHY: So well-maintained and cared for, this property seems brand new.

NUMBERS: \$5,350,000, furnished (excluding artwork, artifacts and antiques)





Run III, #1

Scale: 1 inch = 400 feet
 0 200 400 Feet

1/20/2015

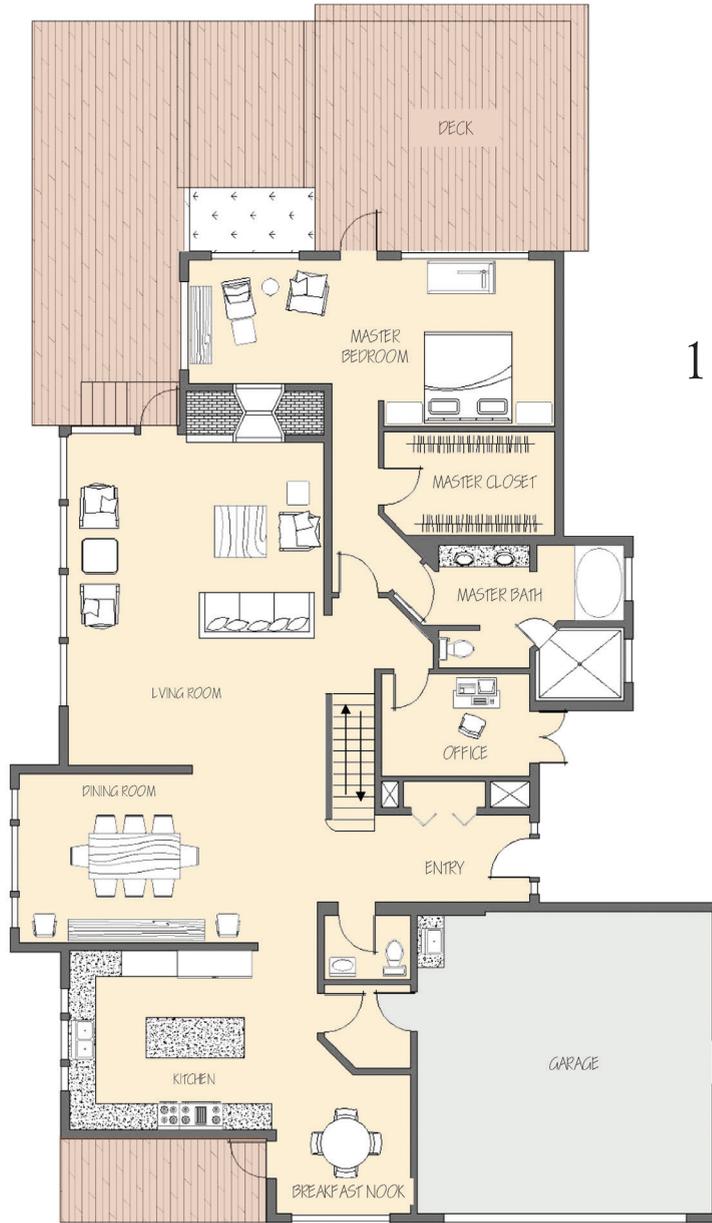


PITKIN COUNTY

GEOGRAPHIC INFORMATION SYSTEM

This map/drawing is a graphical representation of the features depicted and is not a legal representation. The accuracy may change depending on the enlargement or reduction.

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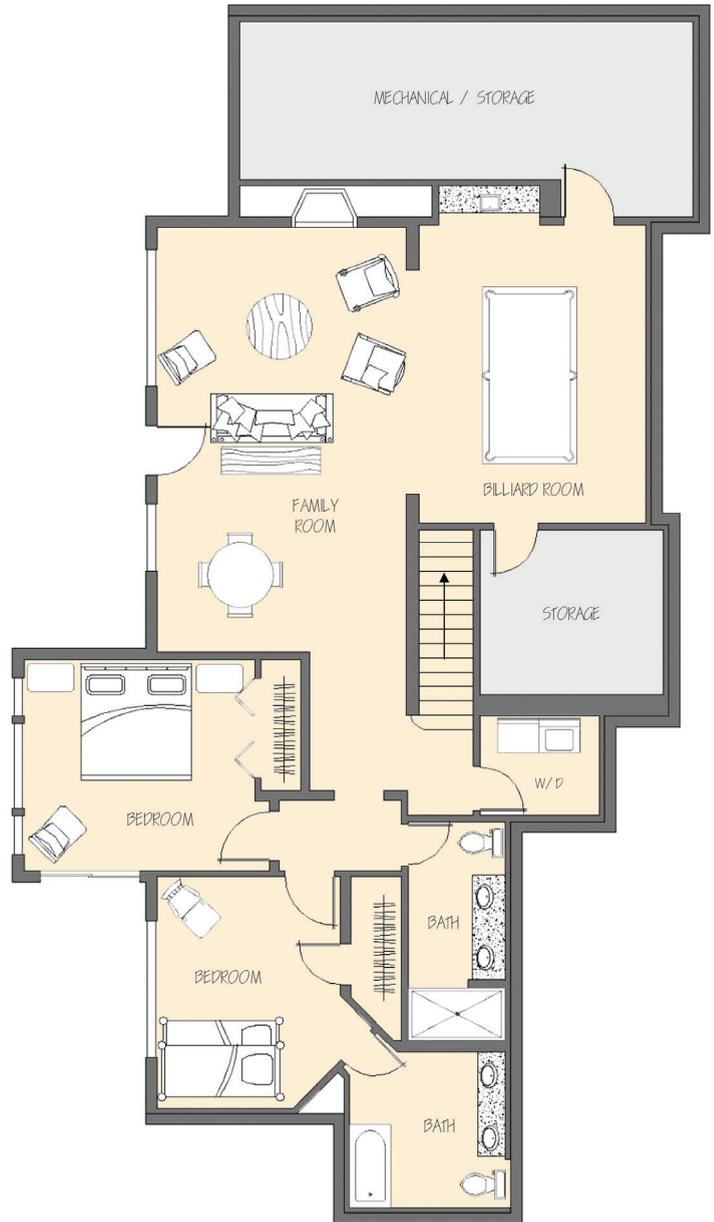
1194 Faraway Road
4916 total sq ft

Garage: 566 sq ft

Main Level: 2490 sq ft



Upper Level: 630 sq ft



Lower Level: 1796 sq ft

DETAILS



LEGAL DESCRIPTION:	Lot 01; RIDGE RUN III; Pitkin County, Colorado
STREET ADDRESS:	1194 Faraway Road; Snowmass Village, CO 8 1615
ELEVATION:	8650'
LOT SIZE:	47,916 sq ft, or 1.1 acres (adjacent to Open Space)
ZONING:	SF-30
ARCHITECT:	T. Michael Manchester, Snowmass Village
GENERAL CONTRACTOR:	Butch Zigurs, Horizon Construction
BEDROOMS/BATHS:	5 + study/5½
SQUARE FEET (heated living):	4916 sq ft, per True Dimensions (does not include a 331 sq ft storage space/mechanical area adjacent to family/media room)
YEAR BUILT/REMODELED:	1979/renovated from the studs out in 2006
DECKS/PATIOS:	Trex decks off of living rooms and master suite, as well as adjacent to kitchen
PARKING:	2-car, 566 sq ft garage and generous off-street parking; garage is heated and includes utility sink, extra refrigerator and room for "toys;" driveway is snow-melted
FIREPLACES:	2: a gas fireplace in living room and a woodburning fireplace in family/media room; a gas fireplace has been designed for the sitting area in the master bedroom but needs to be installed
LAUNDRY:	Laundry area on lower level with Whirlpool Duet washer and dryer, with cabinetry above + utility sink



HEATING:	Gas-fired, hot water baseboard/radiant
EXTRAS:	Formal dining room, as well as a breakfast/lunch dining area; study, with His and Hers desks, adjacent to master suite and with separate outdoor entry; huge family/media room with regulation-size billiards table; enormous storage; humidification throughout the home; radon mitigation system in place; snowmelt driveway
VIEWS:	In winter, views down valley and across to the Rim Trail bordering the western side of the Snowmass community; in summer, wooded and private
PROPERTY TAXES:	\$11,949/yr (2017)
HOMEOWNERS FEES:	\$90/year (Snowmass Homeowners Association, 2017-18)
REAL ESTATE TRANSFER TAX:	Yes, 1% of purchase price payable by Buyer at closing
PRICE:	\$5,350,000, (excluding artwork, artifacts and antiques; inventory available)
TERMS:	Cash, or terms otherwise acceptable to Seller.
MLS#:	154550
WEBSITE:	SnowmassRidgeRun.com

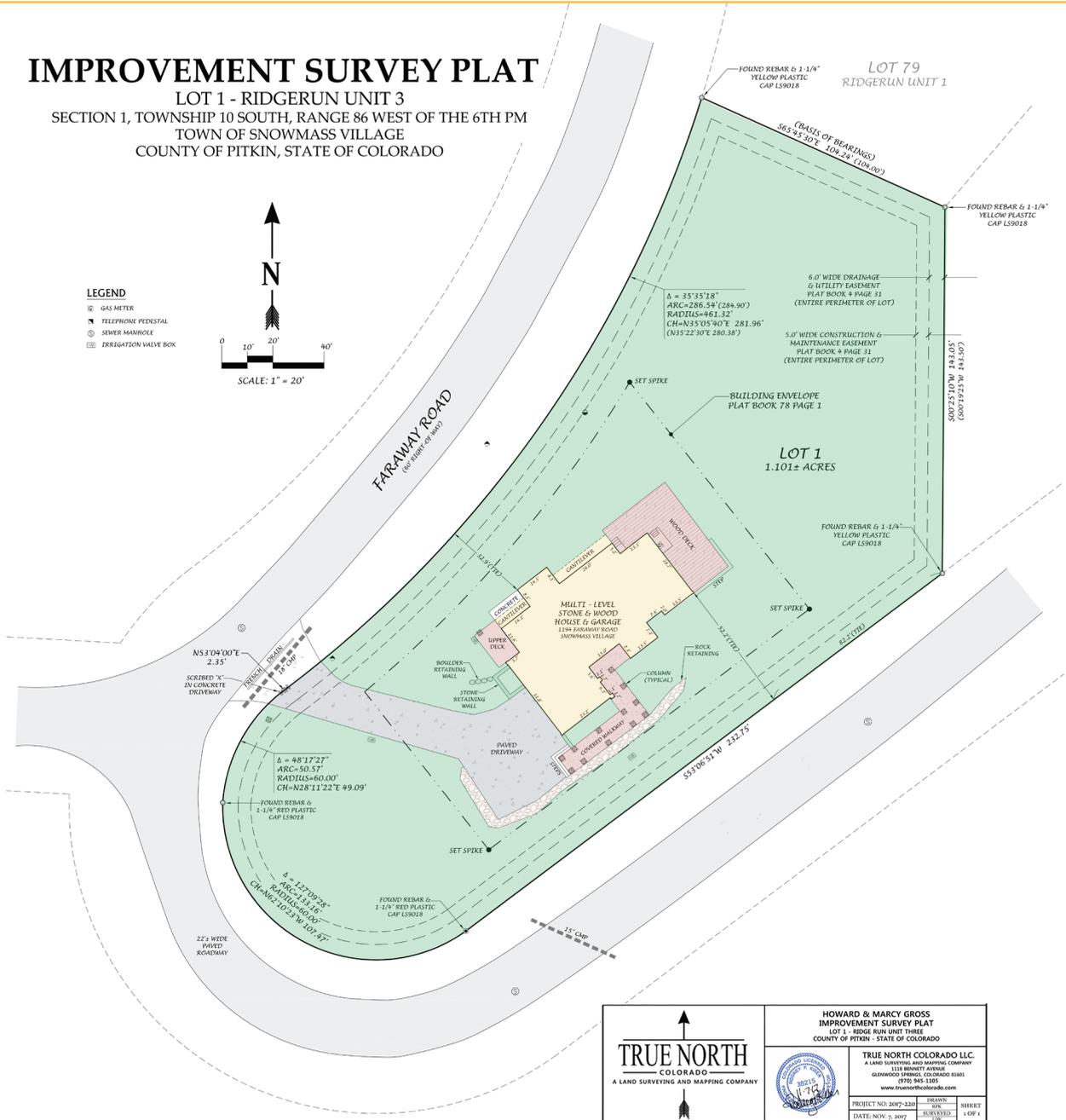
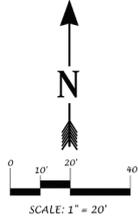
DISCLOSURE: Information herein deemed reliable, but not guaranteed. Due to differences in measurement methods, neither Seller nor Broker can warrant the square footage of any structure or the size of any land being purchased. Broker measurements are for marketing purposes and are not measurements for loan, valuation or any other purpose. If exact square footage is a concern, the property should be independently measured.

IMPROVEMENT SURVEY PLAT

LOT 1 - RIDGERUN UNIT 3
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 86 WEST OF THE 6TH PM
TOWN OF SNOWMASS VILLAGE
COUNTY OF PITKIN, STATE OF COLORADO

LEGEND

- ⊕ GAS METER
- ⊕ TELEPHONE PEDESTAL
- ⊕ SEWER MANHOLE
- ⊕ IRRIGATION VALVE BOX



TRUE NORTH
COLORADO
A LAND SURVEYING AND MAPPING COMPANY

HOWARD & MARCY GROSS
IMPROVEMENT SURVEY PLAT
LOT 1 - RIDGE RUN UNIT THREE
COUNTY OF PITKIN - STATE OF COLORADO

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PROJECT NO: 2017-220 **DRAWN BY:** [Signature]
DATE: NOV. 7, 2017 **SURVEYED BY:** [Signature] **SHEET:** 1 OF 1



ADDITIONAL DETAILS | The Timbers Club

This home is located about a mile up Faraway Road from The Timbers Club. Prospective buyers who appreciate ski-accessibility might consider a social membership to this facility. Ownership includes slopeside ski and snowboard storage, ski valet and ski tuning services, use of a business center, the children's game room, a state-of-the-art fitness facility, the outdoor pool and hot tubs, as well as access to the Member's Club Lounge serving continental breakfast and afternoon beer, wine and hors d'oeuvres. When available, social memberships are available in the \$200,000 price range. Ask listing broker for further information.



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