



WOODRUN V TOWNHOME #11

SNOWMASS VILLAGE, COLORADO



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION





Spacious great room with views across the valley

WOODRUN V TOWNHOME #11 SNOWMASS VILLAGE, COLORADO

What: A beautiful, graciously appointed townhome overlooking Fanny Hill. This property features a spacious great room, recently renovated for entertaining, which has a gas fireplace and bay window views across the valley. A split-level design has made possible a study area with a desk and two walls of windows to inspire any writer. A hide-a-bed there provides a 3rd sleeping area. Nearby is a lovely dining room, as well as a generously-stocked kitchen - one any chef would appreciate – with stainless appliances, a gas range and a breakfast nook for 6. Upstairs is a gorgeous, very large master suite with a private deck that has views of skiers on Fanny Hill, as well as a guest en suite bedroom.

Where: On Fanny Hill, with easy access to the slopes, the Village Mall, and the Base Village Plaza.

Why: One of the most luxurious two-bedroom townhomes on the mountain in Snowmass.

Numbers: \$1,625,000, furnished

BDRMS/BATHS	2 + STUDY/3
SIZE	2284
FIREPLACE	1 GAS
PARKING	ASSIGNED CARPORT SPACE
AMENITIES	POOL, HOT TUB, CONCIERGE
EXTRA	ENLARGED/RENOVATED GREAT ROOM



Light-filled great room with gas fireplace





Airy den serves as a 3rd sleeping area

Interior Features

- A multi-paneled door opens to a light-filled entry with tall windows to a vaulted ceiling. A custom flagstone floor complements the mountain motif décor.
- Downstairs, an open main living area is designed for gathering and showcases big views of Fanny Hill, the Village Express chairlift, and Brush Creek Valley.
- High ceilings and picture windows lend light to the spacious living room. Awning windows below open to circulate cool mountain breezes. Other features of the great room include a gas fireplace and a large flat screen Sharp TV which is wall-mounted above a console that conceals an entertainment system.
- A second sitting area/office with a soft leather sofa, chair, and ottoman looks out to slopeside views. A white oak desk sits below a bay window.
- An antler chandelier suspends above an expandable round table and four suede leather upholstered chairs. There is also a buffet with simple lines and brushed nickel pulls.
- A fully-equipped kitchen is both roomy and current with black granite counters, sleek wood cabinetry, and every piece of stemware and serving piece imaginable. Viking Professional stainless appliances include a gas range with grill, oven and hood; a refrigerator with a freezer drawer; a wine cooler; and a dishwasher. A breakfast area with a table for six is surrounded by a bay window that looks out onto a rock garden. A granite bar with stool neatly separates the kitchen from the dining area.

- A double-doored closet in a hallway conceals a GE Profile Performance washer and dryer with cabinets above.
- On the main level, a fresh 3/4 bath of travertine and white oak has a shower surrounded in European glass, which bath serves as a powder room or an extra bath for anyone sleeping in the den.



Powder room with shower



Dining area





Spacious, fully-stocked kitchen for the owners who like to entertain





Master suite with vaulted, wood ceilings



Master suite overlooks Fanny Hill

- Upstairs on the bedroom landing, an antique cabinet with framed mirror above holds linens.
- A skylight fills the entrance to a soothing master suite with natural light. This spacious bedroom with vaulted wood ceilings is illuminated by big picture windows and a glass sliding door to a private deck with a bistro table for two. From here, sunset skies can be appreciated, along with views that capture Fanny Hill, the Rim Trail and the downvalley mountains. An inviting king pine 4-poster bed is accompanied by a matching dresser. Whimsical accent furnishings include a hand-painted desk table and an upholstered bench. A tall, gorgeous armoire holds a large screen Sharp TV. Nearby is a huge walk-in closet.
- Adjoining the master is a large tranquil bath with skylights. Travertine tops a double white oak vanity and surrounds the tub and shower. Relax in the jetted tub with window above. Wood vaulted ceilings and sealed flagstone floors enhance the mountain ambiance. A lovely armoire holds a small Sharp TV and linens. There is also a sizeable lockable owner's closet here.
- The guest bedroom is equally welcoming with views, plenty of natural light, and charming mountain décor. Furnishings include a queen 4-poster bed and an armoire housing a Sony TV.
- The en suite bath is cleverly designed with a separate vanity area topped in black granite. The tub/shower surround is travertine, as is the floor.



Master bedroom deck



Master suite with desk



Master bath with jetted tub



Guest master suite







View of Village and Fanny Hill from Townhome. This photo also shows ski-out access.



Exterior elevation of Townhome #11



Other Features

- An entertainment system with built-in speakers provides sound throughout the home.
- A humidification system adds moisture to the dry Colorado mountain air.

Exterior Details/Amenities

- A private closet for skis and snowboards is just outside the front door. Down below is another storage closet large enough for bicycles.
- The ski trail out to Fanny Hill is 100 yards away. Ski back via Adams Avenue.
- The Woodrun V Townhome management team is considered to be amongst the best in Snowmass. Service and amenities cover every possible detail: valet parking, front-desk reception, a guest lounge with woodburning fireplace, a business center, housekeeping, and newspaper delivery to your door.
- Known for gorgeous grounds and gardens, the Woodrun V development includes a beautifully landscaped pool and spa, both adjacent to Townhome #11.
- Woodrun V is on the Village shuttle route, so there's no need for a car, although there is an assigned carport space for #11 across the road from the front desk building.

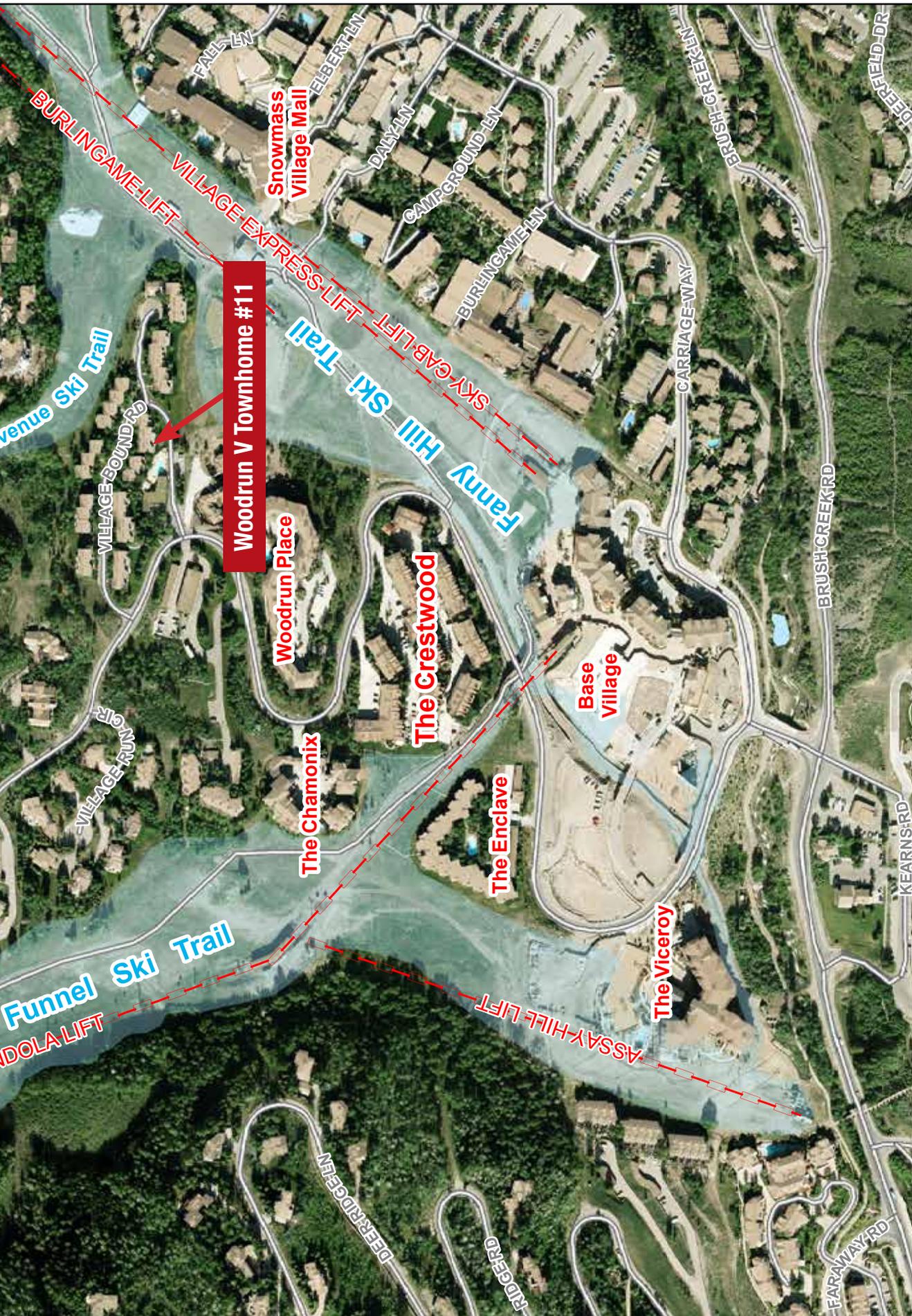


Woodrun V pool and spa area



Views from Townhome #11 of Fanny Hill and the Rim Trail





-  Structures
-  Ski Lifts
-  Ski Run
-  Roads
-  Water

Woodrun V Townhomes



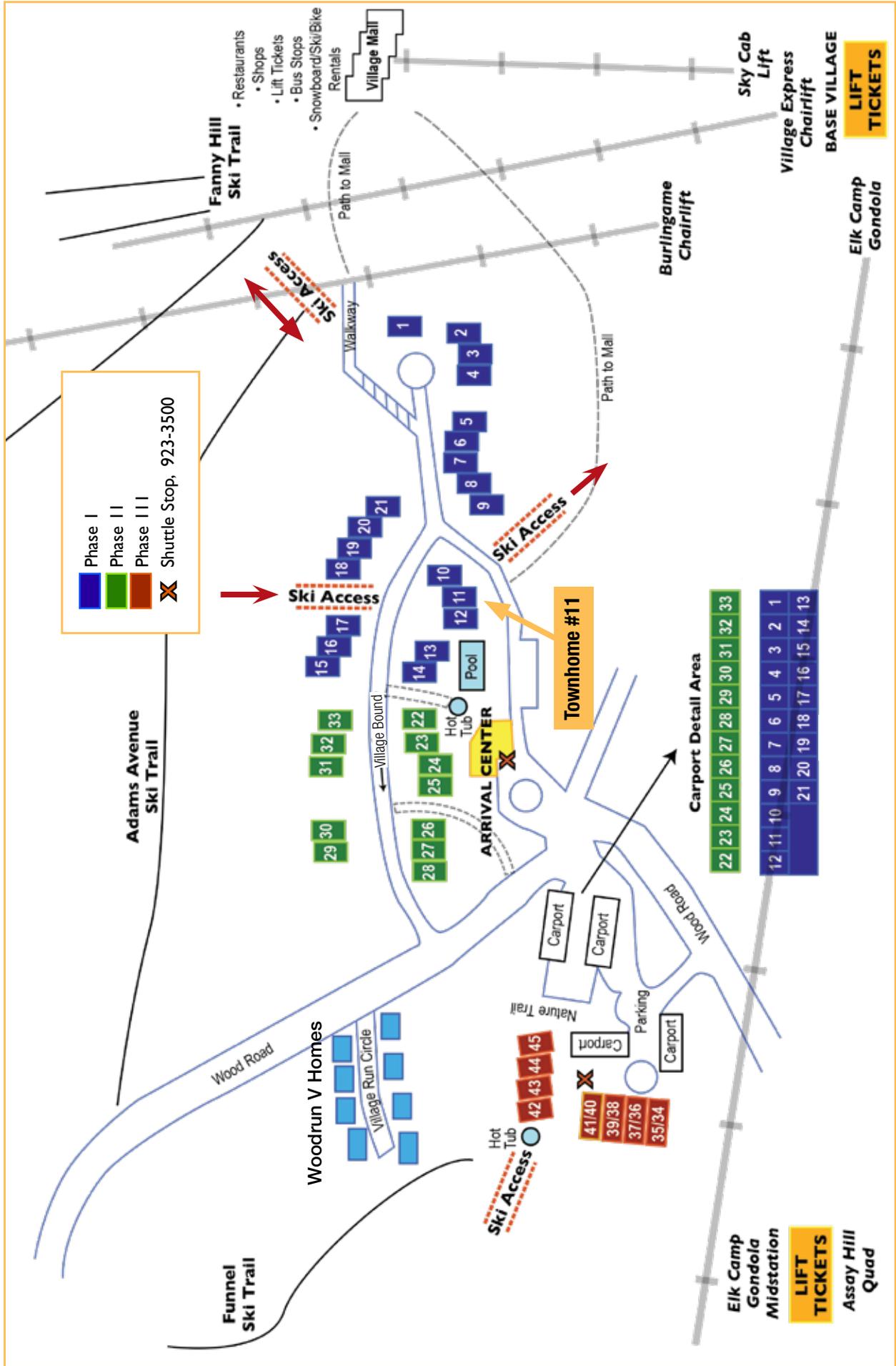
Date: 2/6/2015



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Woodrun V Townhomes



Woodrun V Unit 11

2231 sq ft
(per assessor, #11 is 2284 sq ft)



Main Level



Upper Level

Floor plans by: True Dimensions
www.AspenTrueDimensions.com (970) 618-8351



REAL ESTATE ON HIGHER GROUND

Legal Description:	Unit 11; Woodrun V Townhouse Condominiums; Pitkin County, Colorado
Street Address:	99 Village Bound, #20; Snowmass Village, CO 81615
Year Built/Remodeled:	1981/2009
Square Feet (Heated Living):	2284 sq ft, per assessor
Bedrooms/Baths:	2 + study/3
Parking:	1-car, assigned carport space
Decks/Terraces:	1 private deck off the master suite overlooking Fanny Hill
Fireplaces:	1 gas fireplace in the living room
Laundry:	Side-by-side GE Profile Performance washer/dryer on main floor
Heating:	Gas-fired, hot water radiant
Storage:	Owner's locked closet in master bath; ski and snowboard storage just outside front door; outside on lower level is another closet large enough for bicycles
Occupant:	Second-home owner who occasionally rents
Property Taxes:	\$5657/yr (2017)
Homeowners Fees:	\$22,495/yr (2018)
Real Estate Transfer Tax:	1% of purchase price paid by Buyer
Price:	\$1,625,000, furnished
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	150641
Website:	WoodrunVTownhome.com



DISCLOSURES: 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.

NOTE: 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.



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