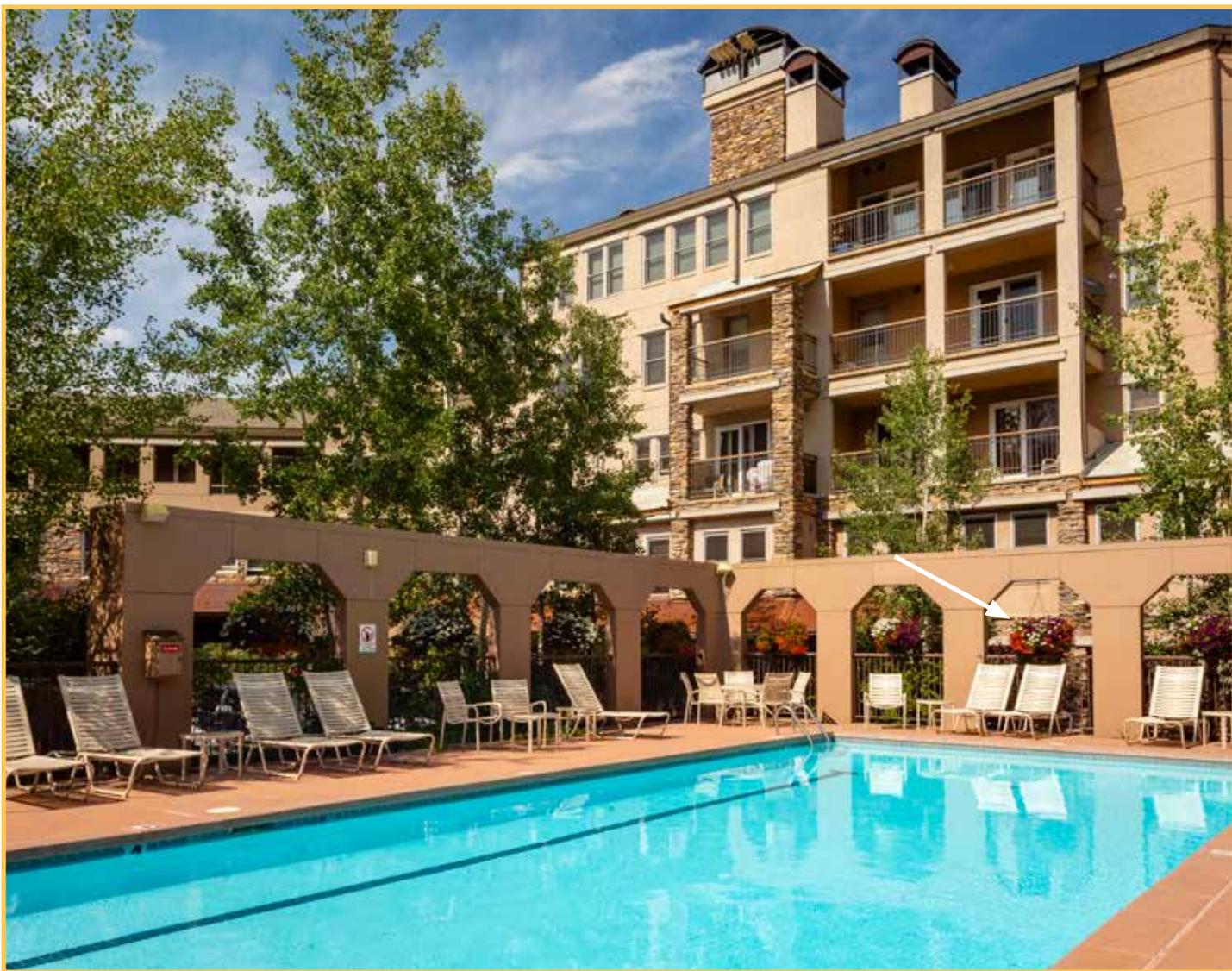




# WOODRUN PLACE #37

## SNOWMASS VILLAGE, COLORADO



BERKSHIRE HATHAWAY  
HomeServices  
Aspen Snowmass Properties

LUXURY  
COLLECTION



Spacious living area with woodburning fireplace, overlooking slopes

## Woodrun Place #37 | Snowmass Village

**What:** A one-of-a-kind, spacious 2-story, two-bedroom property which lives like a townhome. This property is located right on the Woodrun Place ski trail which connects with Fanny Hill. Grab your skis or your board from the ski locker on your living room terrace, and you're off to the Village Express chairlift or the Elk Camp gondola in seconds. Ski back just as easily.

Renovated just two years ago, this condominium sports a new kitchen and baths, and all new furniture. Features include a spacious great room and kitchen with high ceilings and clerestory windows, a woodburning fireplace, a sizeable master bedroom overlooking the slopes, tasteful furnishings, a sauna, washer/dryer, and assigned carport parking. The reception lobby, conference room, pool, spa and fitness facilities at Woodrun Place are located across the plaza, just steps from the front door, all cared for by a strong and experienced on-site property management team.

**Where:** On the eastern edge of Fanny Hill, right on the slopes.

**Why:** Skiing in and out of the living room is no exaggeration.

**Numbers:** \$1,159,000, furnished

SQ FT  
BEDROOMS  
BATHS

1362  
2  
3 + SAUNA

PARKING  
VIEWS  
EXTRAS

ASSIGNED GARAGE SPACE  
FANNY HILL SKI SLOPE  
RENOVATED IN 2015



Living area with ski trail just outside



Dining area between living room and kitchen 3



Light-filled kitchen with high ceilings and clerestory windows

### Interior Features

- Woodrun Place #37 is much larger than typical Snowmass two-bedrooms, and the extra space is reflected in a large living/dining area, a roomy master bedroom, and in a third bath which features a sauna.
- At the front door, there is a tiled foyer which overlooks the great room and features wall-mounted coat hooks and a lockable entry closet.
- Downstairs, level with the ski trail, is the main living/dining area and kitchen, featuring easy-care, stone tile floors and a flowing floorplan. A double set of sliding doors open to a terrace the width of the living room and to beautiful Fanny Hill views.
- The living room features a woodburning, brick fireplace, an elegant entertainment center with a Samsung TV and Sony DVD player, comfy furnishings, and Western art and accessories.
- Opaque, clerestory windows above the open and beautiful kitchen/dining area add beautiful natural light.
- A rust-finished iron chandelier in a western motif suspends above a round dining table with four upholstered chairs. This piece is supplemented by an adjacent rustic side table.
- Granite counters and backsplash complement tall, handsome alder cabinetry. Stainless steel appliances include a KitchenAid refrigerator with water dispenser and freezer drawer, a GE Profile flat top range + oven, a GE Profile microwave, and a KitchenAid dishwasher.
- A nearby closet conceals a Whirlpool stacked washer and dryer. There is also a convenient under-stair utility closet.
- A sophisticated 3/4 bath on this level features a vanity with a rough-edged granite top, a hammered silver sink, and a tile shower. Adjacent is a large working sauna (these sellers use that space for storage).



Main level powder room with shower and sauna

- From the master suite, upstairs, wake up to bluebird skies, mountain views and the groomed slopes of Fanny Hill. An inviting king bed features brown leather head and foot boards and is flanked by two wall-mounted sconces with rawhide shades. There is a built-in set of drawers with an alcove nesting a Sharp TV. The suite features a sweet reading area for those who might want to escape the family clamor in the great room.
- The master bath features travertine walls, floors, vanity top and a jetted tub and shower.
- The guest bedroom features two full beds and views of the slopes and the Rim Trail beyond. This bedroom also has a built-in set of drawers and a TV alcove. There is an adjacent full bath with a travertine vanity and stone tile floors.



Gracious master suite overlooking Fanny Hill



Guest bedroom suite



Guest suite bath



Views of Fanny Hill from the living room and patio



A perfect tranquil setting in summer

## Exterior Features

- This condominium enjoys an enviable location right on the slopes. A private ski locker located at one end of the living room terrace makes ski-in/out access incredibly easy. (There is also a ski locker for #37 in Woodrun Place's ski room just 25 yards away.)
- The living room terrace has a southwest orientation, so it's a great place to unwind and watch the last of the day's skiers come down Fanny Hill. In summer, this terrace enjoys filtered shade from nearby aspen trees.
- Both the Village Mall and Base Village are an easy stroll across Fanny Hill (also accessible by Woodrun Place's free shuttle buses).
- Enjoy the summer concerts on Fanny Hill from your terrace.
- The Woodrun Place building features a distinctive exterior with a stone and stucco façade, pitched gables and unique entry porticos. The grounds around the building are thoroughly landscaped with flowers and grassy areas.

## Complex Amenities

- Woodrun Place is noted for its gracious lobby and reception desk, conference facilities for 75-125 people, and a two-story ski-locker room which opens out to the slopes.
- Outdoor heated pool and hot tubs; saunas and changing rooms. Meeting room with catering kitchen. Fitness facility. Ski locker storage right on the slopes, with on-site equipment rental and ski-tuning.
- On-site management provided by Wyndham Resorts and Snowmass Lodging Company includes front desk and bellman services, concierge, free shuttles throughout Snowmass, as well as airport pick-up and drop-off.
- Heat, cable TV, high-speed internet, and wood for your fireplace are all provided by the homeowner's association. Assessments also include water and sewer, snow and trash removal, and capital reserve contributions.



Ski back trail to #37 from Fanny Hill



Woodrun Place main entry



Woodrun Place pool and spa

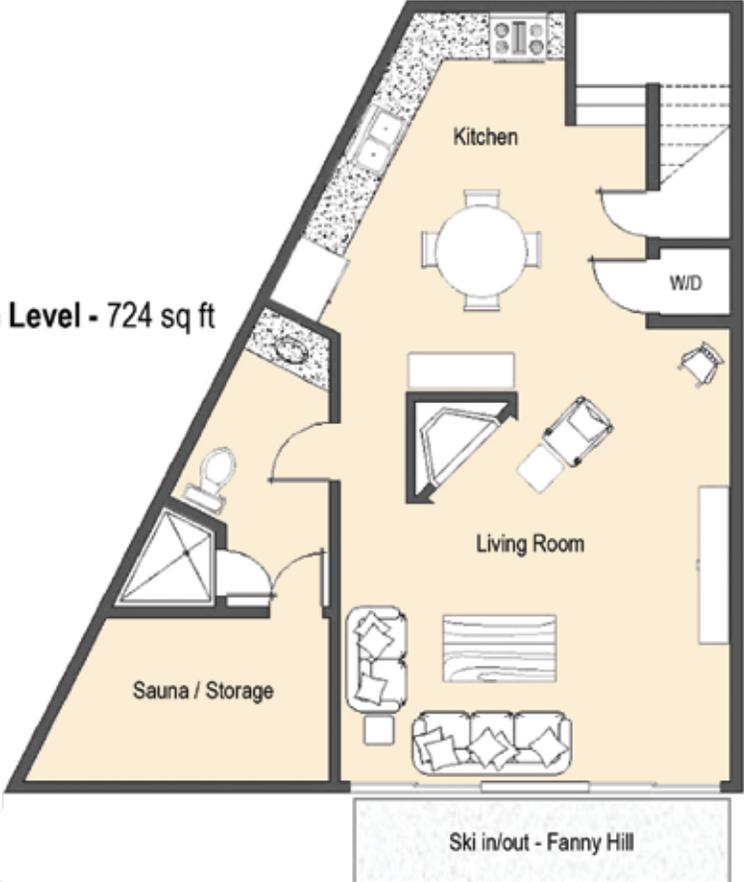
# Woodrun Place #37

Snowmass Village, CO

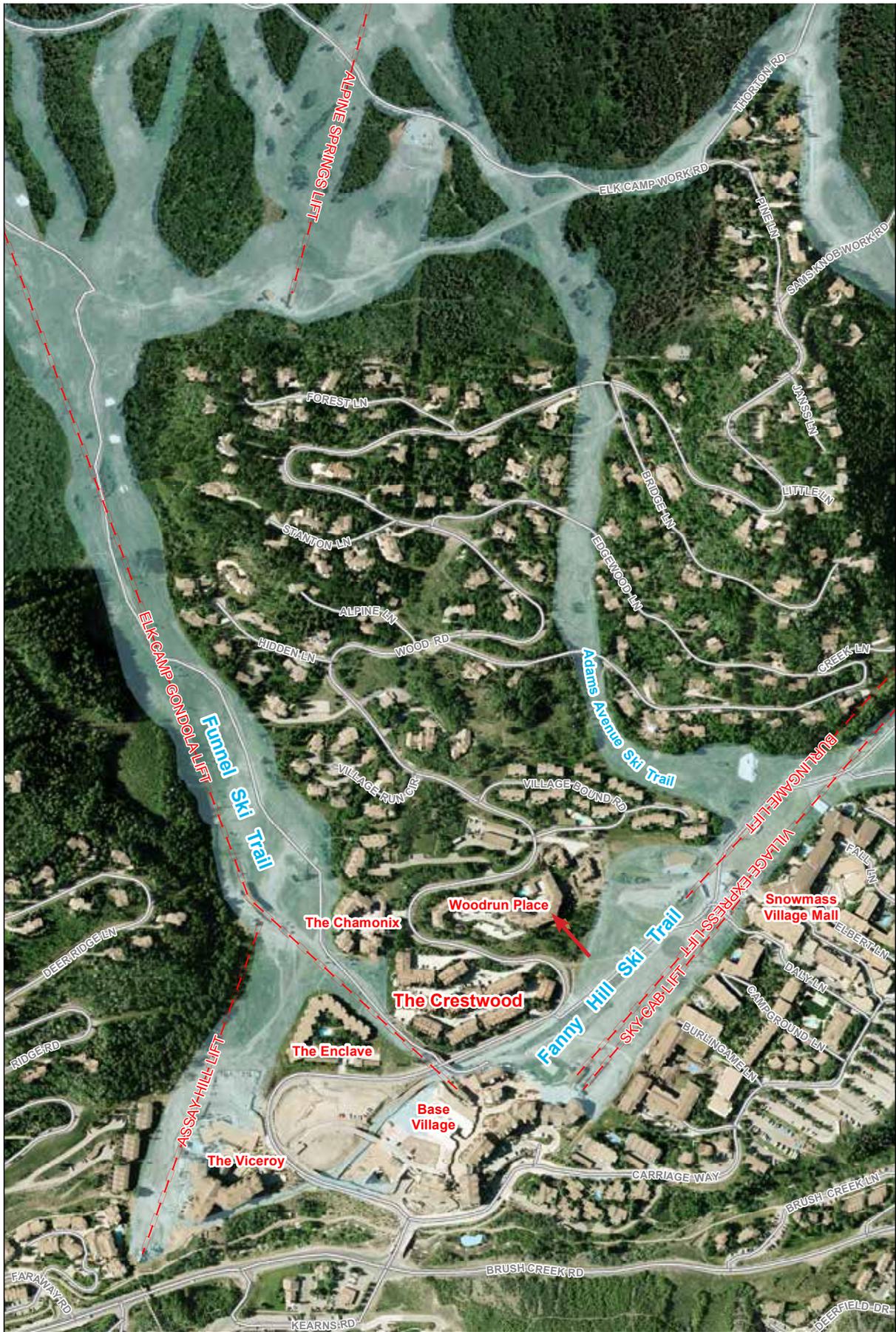
Upper Level - 638 sq ft



Main Level - 724 sq ft



Total - 1362 sq ft



 Structures	 Roads
 Ski Lifts	 Water
 Ski Run	

**Woodrun Place**

0      200      400  
Feet

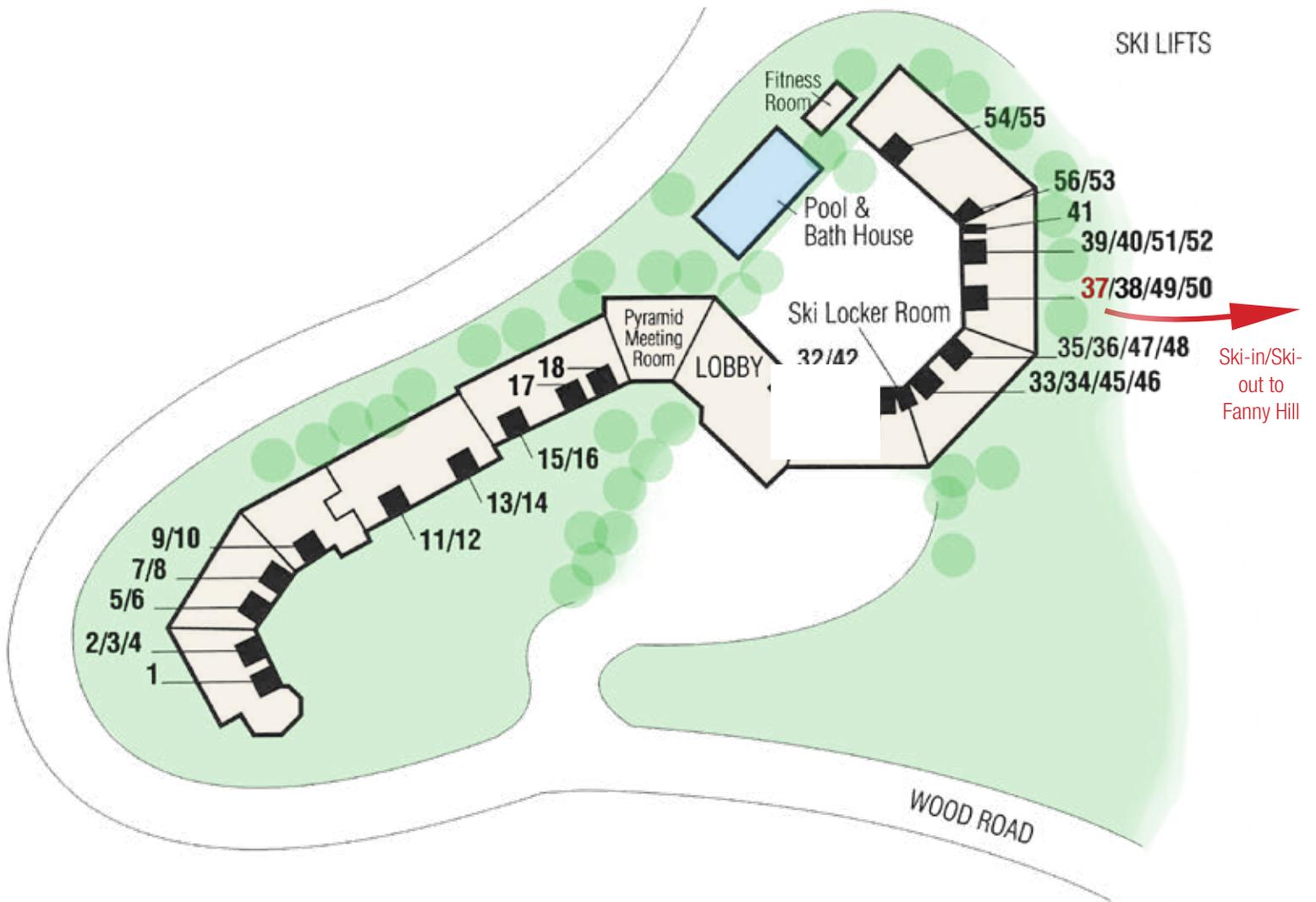
Date: 2/5/2015





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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Views of Fanny Hill from the property



# REAL ESTATE ON HIGHER GROUND

## Details:

<b>Legal Description:</b>	Unit 37; Woodrun Place Condominiums (Phase IV); Pitkin County, Colorado
<b>Street Address:</b>	425 Wood Road #37; Snowmass Village, Colorado 81615
<b>Elevation:</b>	8557'
<b>Square Feet (heated living):</b>	1362 sq ft, per True Dimensions
<b>Bedrooms/Baths:</b>	2/3
<b>Year Built/Renovated:</b>	1983 / 2015 (renovation included all living areas, kitchen and baths)
<b>Decks:</b>	One long, private patio the length of condominium, overlooking Fanny Hill. Sizeable ski locker at one end of terrace, for easy-as-pie ski-in/out access to the slopes.
<b>Parking:</b>	1-car, assigned garage space
<b>Fireplace:</b>	One brick, woodburning fireplace in living room
<b>Laundry:</b>	Closet in kitchen with stacked Whirlpool washer and dryer
<b>Heating:</b>	Gas-fired, hot water baseboard (included in assessments)
<b>Views:</b>	Fanny Hill ski slopes, as well as the lights of the village
<b>Occupant:</b>	Short-term rentals, arranged through Wyndham Resorts and their managing agent, Snowmass Lodging Company
<b>Complex Amenities:</b>	Reception lobby with front desk and bellman services, conference facilities, pool, spa and fitness room. A big ski-locker room overlooking slopes with individual unit lockers and a ski-concierge for equipment and boot rental, as well as ski-tuning.
<b>Property Taxes:</b>	\$2261/yr (2017)
<b>Homeowner Fees:</b>	\$24,456/yr (2017-18)
<b>Real Estate Transfer Tax:</b>	1% of purchase price, paid by Buyer
<b>Disclosures:</b>	Three ceramic vases on coffee table excluded. Inventory upon request.  An Amended and Restated Declaration of Covenants and Restrictions for Woodrun Place was recorded February 2017. Beginning December 31, 2017, owners shall be required to use exclusively the Managing Agent for the HOA (Snowmass Lodging Company) for management and leasing of their units for short-term leases. This amended declaration also provides that owners may have pets, but renters may not.
<b>Price:</b>	\$1,159,000, furnished
<b>Terms:</b>	Cash, or terms otherwise acceptable to Seller.
<b>MLS#:</b>	154951
<b>Website:</b>	<a href="http://WoodrunPlaceCondo.com">WoodrunPlaceCondo.com</a>

*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.*

*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.*



**BJ Adams** | 970.379.2114 | [bj@BHHSAspenSnowmass.com](mailto:bj@BHHSAspenSnowmass.com)

**Aspen** 534 East Hopkins Avenue | 970.922.2111  
555 East Durant Avenue | 970.925.5400

**Snowmass Village** Next to Alpine Bank | 970.923.2111

**BHHSAspenSnowmass.com**