

Legend	
1. 400 Wood B-2104 Snowmass Village, CO 81615 (117662)	6. 204 N Monarch Street Aspen, CO 81611 (116985)
2. 964 Faraway Road Snowmass Village, CO 81615 (114285)	7. 1595 Silver King Drive Aspen, CO 81611 (117774)
3. 1242 Snowbunny Lane Unit B Aspen, CO 81611 (106891)	8. 301 Pyramid Drive Aspen, CO 81611 (109778)
4. 701 S Monarch Street Unit 6 Aspen, CO 81611 (117089)	9. 220 W Cooper Avenue Aspen, CO 81611 (111300)
5. 124 E Durant Avenue Unit: 6 Aspen, CO 81611 (114351)	

Asking Price: \$325,000



List Price Per/SF:	483.63
Lv Ht SqFt:	672
LvHtSqFt (Abv Grnd):	
LvHtSqFt (Blw Grnd):	
Unfinished SqFt:	0
Total SqFt:	672
Pt/Dk SqFt:	
Garage SqFt:	
Lot SqFt:	0
Nbr of Acres:	0
Year Built:	1970
Year Remodeled:	
Zoning:	

Levels:		HERS Energy Rating:		Payment Per:	Year
Short Termable:	Yes	Taxes:	1,444.36	HOA Dues:	10739.00
Under Construction:	No	Tax Year:	2009		
Pre-Fabricated Home:	No	Transfer Tax:	Yes	Special Assessments:	
		Short Sale:		Foreclosure:	
		REO:			

	Bedrooms	Living Room	Dining Room	Kitchen	Full Bath	Half Bath	Family Room	Den/Study/Library	Laundry/Utility Room
Main	1	0	0	0	1	0	0	0	0

Directions: Brush Creek Rd to Wood Rd. Left on Wood Rd.

Legal: Crestwood Unit B-2104

Construction: Stone	Gas: Natural Gas
Cooling:	HOA Amenities: Bus/ShuttleService; Conference Facility; Front Desk; Locker Ski Storage; On-Site Management; Pets Allowed/Owner
Condition: Excellent	HOA Fees Includes: Cable; Firewood; Grounds Maintenance; Sewer; Snow Removal; Trash
Carport: Common	Removal; Unit Electric; Unit Heat; Water
Documents on File:	Heating: Electric
Disclosures:	Inclusions: Dishwasher; Microwave; Range; Refrigerator
Electric: Yes	Location Amenities:
Exclusions:	Laundry Facility: Common
Extras: Cable TV; Hot Tub/Spa	Mineral Rights: No
Fireplace: Gas	Parking Area: Common
	Possession: Subject to Lease
	Member Association: Aspen Association

Roof:
Substructure:
Sign: No
Showing Instructions: Call
Listing Office
Sanitation: Sewer
Style: Other
Terms Offered: Cash
Unit Faces: North
Water Rights: No
Water: Community

Sold Price:	290,000	Sold Date:	09/22/2010	How Sold:	Cash	Sold Price Per/SF:	431.55
				Proposed Close Date:	09/22/2010		

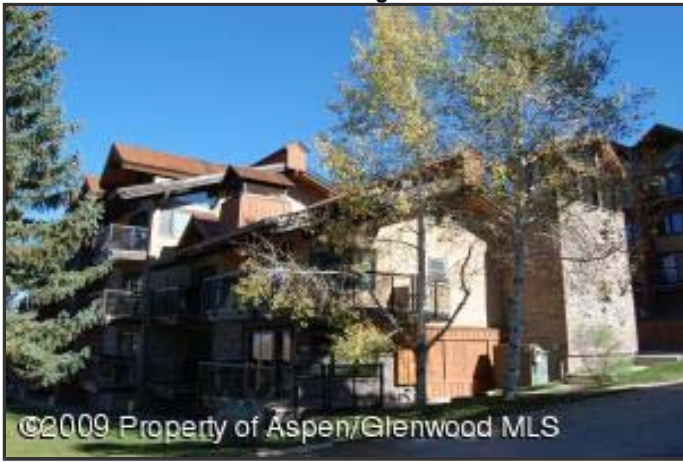
ADOM: 55

Original List Price: 325,000



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Building



Kitchen



Family Room 1



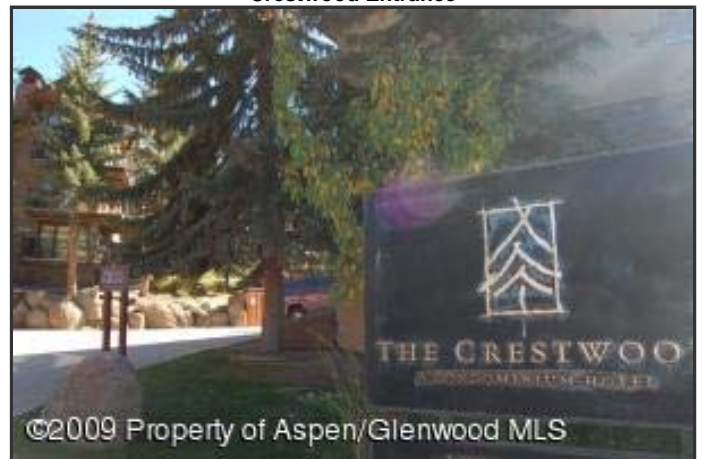
Family Room 2



Bathroom



Crestwood Entrance



N/A Address: 964 Faraway Road Snowmass Village, CO 81615

Status: Closed

Asking Price: \$2,995,000



List Number:	114285	List Price Per/SF:	673.94
Type:	Single Family	Lv Ht SqFt:	4,444
Area:	02SV-Snowmass Village	LvHtSqFt (Abv Grnd):	4,444
Major Area:	Snowmass Village	LvHtSqFt (Blw Grnd):	
Sub/Loc:	Ridge Run	Unfinished SqFt:	0
County:	Pitkin	Total SqFt:	4,444
Bedrooms:	5	Pt/Dk SqFt:	1,377
Baths:	5	Garage SqFt:	378
Half Baths:	1	Lot SqFt:	33,639
Lot Size:	32,001 - 43,000	Nbr of Acres:	0.77
Acreage:	Refer to Lot Size	Year Built:	1980
Garage:	1 Car	Year Remodeled:	2007
Furnished:	Yes	Zoning:	SF

Levels:	3	HERS Energy Rating:		Payment Per:	Year
Short Termable:	Yes	Taxes:	8,989.04	HOA Dues:	90.00
Under Construction:	No	Tax Year:	2008	Special Assessments:	No
Pre-Fabricated Home:	No	Transfer Tax:	Yes	Foreclosure:	
		Short Sale:	No		
		REO:	No		

	Bedrooms	Living Room	Dining Room	Kitchen	Full Bath	Half Bath	Family Room	Den/Study/Library	Laundry/Utility Room
Lower	2	0	0	0	2	0	0	0	1
Main	1	1	1	1	1	1	1	0	0
Upper	2	0	0	0	2	0	1	0	0

Public Remarks: Clean contemporary feel of this house which was totally renovated in 2007. Spacious feel, tremendous views - a kitchen right out of a designer magazine!

Directions: Drive up Faraway Rd 1.3 miles. 250 yards past View Ridge Ln on left is drive (Joshua sign). Turn into drive to left, past two other houses - house at end of drive way #964.

Legal: Rige Run I, Lot 76

Construction: Frame Cooling: None Condition: Excellent Carport: None Documents on File: CC & R's; House Plans; Inventory Disclosures: Special Tax District Electric: Yes Exclusions: Ceiling Fan; Dishwasher; Dryer; Freezer; Microwave; Range; Refrigerator; Washer; Window Coverings Extras: Cable TV; Hot Tub/Spa; Patio/Deck; Security System Fireplace: Wood	Gas: Natural Gas HOA Amenities: Pets Allowed/Owner; Pets Allowed/Renter HOA Fees Includes: Heating: Baseboard; Gas; Hot Water; Radiant Inclusions: Location Amenities: Cul-de-Sac; Exposure, Southern; Gentle Topo; Interior Lot; Views Laundry Facility: Room Mineral Rights: No Parking Area: 2 Car Possession: DOD Member Association: Aspen Association	Roof: Membrane; Metal Substructure: Crawl Space Sign: Yes Showing Instructions: Call Listing Office; Short Notice Sanitation: Sewer Style: Contemporary Terms Offered: Cash Unit Faces: East; North Water Rights: No Water: City
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Sold Price:	2,700,000	Sold Date:	09/20/2010	How Sold:	Cash	Sold Price Per/SF:	607.56
				Proposed Close Date:	09/20/2010		

DOM: 259

ADOM: 259

Original List Price: 3,595,000



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ext 1



sign



liv 6



liv 8



liv 7



liv 5



liv big



deck



ext



kit 1



kit 2



kit view 2



kit 3



kit 4



din 1



family



mst 1



mst 2



mst bth



bed 1a



bed 2a



bed 3



bed 4



family up



N/A Address: 1242 Snowbunny Lane Unit B Aspen, CO 81611

Status: Closed

Asking Price: \$3,950,000



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List Number: 106891
Type: Duplex/Half Duplex
Area: 01WA-West Aspen
Major Area: Aspen
Sub/Loc: Snow Bunny
County: Pitkin
Bedrooms: 5
Baths: 5
Half Baths: 2
Lot Size: 12,001 - 22,000
Acreage: Refer to Lot Size
Garage: 2 Car
Furnished: No

List Price Per/SF: 845.46
Lv Ht SqFt: 4,672
LvHtSqFt (Abv Grnd): 0
LvHtSqFt (Blw Grnd): 0
Unfinished SqFt: 0
Total SqFt: 4,672
Pt/Dk SqFt: 0
Garage SqFt: 0
Lot SqFt: 15,000
Nbr of Acres: 0.34
Year Built: 2008
Year Remodeled:
Zoning:

Levels: 3
Short Termable:
Under Construction:
Pre-Fabricated Home: No

HERS Energy Rating:
Taxes: 13,448
Tax Year: 2009
Transfer Tax: Yes
Short Sale: No
REO: Yes

Payment Per:
HOA Dues: 0.00
Special Assessments: none
Foreclosure:

	Bedrooms	Living Room	Dining Room	Kitchen	Full Bath	Half Bath	Family Room	Den/Study/Library	Laundry/Utility Room
Lower	3	0	0	0	3	1	1	0	0
Main	1	1	1	1	1	0	0	1	0
Upper	1	0	0	0	0	1	0	0	0

Public Remarks: This new rustic mountain half duplex offers big views towards Independence Pass and Red Mountain over undeveloped land, as well as a seasonal stream. This five-bedroom, seven-bath unit is designed to live as a single family home. All of the luxuries you would expect from a new Aspen home are present including air conditioning, radiant heat, study, wine cellar, media room and a large family recreational room.

Directions: Hwy 82 to Cemetery Lane to first Snowbunny Lane entrance. House is on right side.

Legal: Snowbunny Blk 2 lot 10

Construction: Stone
Cooling: Central A/C
Condition: New
Carport: None
Documents on File:
Disclosures:
Electric: Yes
Exclusions:
Extras: Landscaping; Lawn Sprinklers
Fireplace: Gas; More Than One

Gas: Natural Gas
HOA Amenities:
HOA Fees Includes:
Heating: Forced Air; Gas; Radiant
Inclusions: Dishwasher; Dryer; Range; Refrigerator; Washer
Location Amenities:
Laundry Facility: Room
Mineral Rights: No
Parking Area: 2 Car
Possession: DOD
Member Association: Aspen Association

Roof: Compositions Shingle; Metal
Substructure: Finished Basement
Sign:
Showing Instructions: Call Listing Office; Vacant
Sanitation: Sewer
Style: Other
Terms Offered: Cash; New Loan
Unit Faces: West
Water Rights: No
Water: City

Sold Price: 3,200,000

Sold Date: 09/21/2010

How Sold: Cash

Proposed Close Date: 09/10/2010

Sold Price Per/SF: 684.93

DOM: 777

ADOM: 777

Original List Price: 6,950,000



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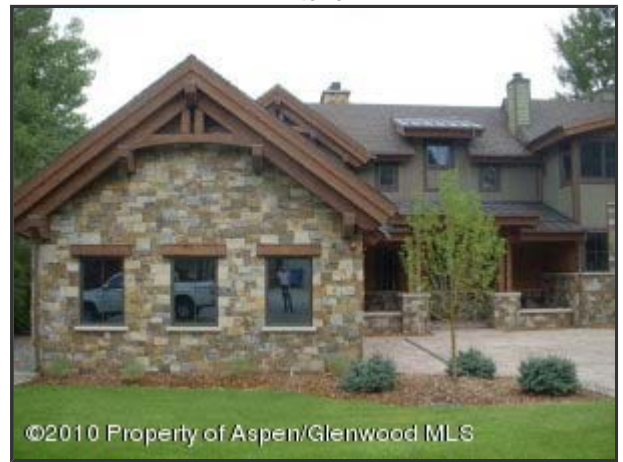
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Exterior



Exterior



Exterior



Duplex



Additional Photo



Additional Photo



Bathroom



Bedroom Patio



Family Room Downstairs



Downstairs



View



Exterior



Exterior



Entry



Entry



Living Room into Kitchen



Upstairs Balcony



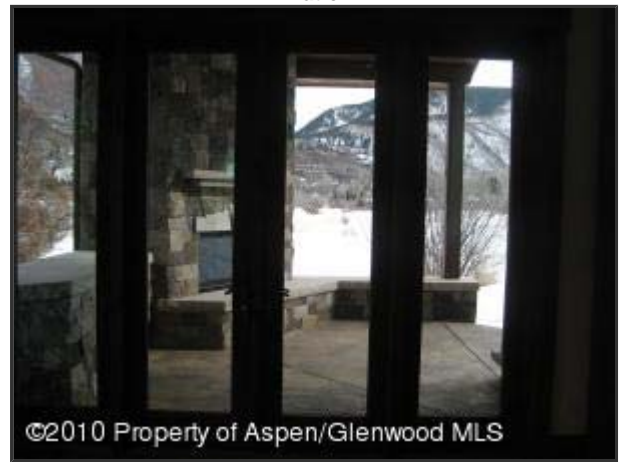
Living Room Fireplace



Kitchen



Patio



Bathroom




Downstairs Media Room



Downstairs Media Room



Condo Address: 701 S Monarch Street Unit 6 Aspen, CO 81611		Status: Closed	Asking Price: \$2,995,000
 <p>©2010 Property of Aspen/Glenwood MLS</p>		List Number: 117089 Type: Condo/Townhouse Area: 01CC-Central Core Major Area: Aspen Sub/Loc: Caribou County: Pitkin Bedrooms: 3 Baths: 3 Half Baths: 1 Lot Size: Unknown Acreage: Unknown Garage: None Furnished: No	List Price Per/SF: 1,551.81 Lv Ht SqFt: 1,930 LvHtSqFt (Abv Grnd): 1,930 LvHtSqFt (Blw Grnd): Unfinished SqFt: 0 Total SqFt: 1,930 Pt/Dk SqFt: Garage SqFt: Lot SqFt: 0 Nbr of Acres: 0 Year Built: 1973 Year Remodeled: 2010 Zoning:
Levels: 3	HERS Energy Rating:	Payment Per: Quarter	
Short Termable:	Taxes: 8,349.92	HOA Dues: 3250	
Under Construction:	Tax Year: 2009		
Pre-Fabricated Home: No	Transfer Tax: Yes	Special Assessments: Yes	
	Short Sale: No	Foreclosure: No	
REO:			

Bedrooms Living Room Dining Room Kitchen Full Bath Half Bath Family Room Den/Study/Library Laundry/Utility Room

Public Remarks: On Aspen Mountain, this luxury townhouse is both private and exclusive - no short term rentals. 1,930 Sq. Ft. per bank appraisal of open plan, top floor living. Very peaceful yet central to the core of Aspen, it is close to all town activities while providing direct mountain access. Surrounded by views of the Continental Divide, Ajax and Shadow Mountain, the light, sun-filled living areas are complemented by three bedrooms, each with its own bathroom. Additionally, there is a guest cloakroom along with a useful utility room and storage spaces. Shares a swimming pool and hot tub with just five other owners. HOA Assessment - Exterior Remodel. 19 quarterly payments of approx.\$12,023. Terms offered: Cash; New Loan; or Sale & Leaseback; or Trade.

Directions: Main Street to Monarch. Go south on Monarch toward mountain. Located at the top of South Monarch Street on the right.

Legal: Unit 6, Caribou Condominiums Pitkin County, Colorado

Construction: Frame; Stone Cooling: Central A/C Condition: Excellent Carport: None Documents on File: Disclosures: Seller Lic RE Agent Electric: Yes Exclusions: Extras: Hot Tub/Spa; Landscaping; Patio/Deck; Pool Fireplace: Wood	Gas: None HOA Amenities: Locker Ski Storage; Pets Allowed/Owner HOA Fees Includes: Grounds Maintenance; Insurance; Management; Sewer; Snow Removal; Trash Removal; Water Heating: Baseboard; Electric; Radiant Inclusions: Dishwasher; Dryer; Range; Refrigerator; Washer; Window Coverings Location Amenities: Ski In Access; Ski Out Access; Views Laundry Facility: Room Mineral Rights: No Parking Area: Common Possession: Negotiable Member Association: Aspen Association	Roof: Metal; Tar & Gravel Substructure: Slab Sign: No Showing Instructions: Call Listing Office; Occupied Sanitation: Sewer Style: Contemporary Terms Offered: Cash; Lease Option; New Loan Unit Faces: East; West Water Rights: No Water: City
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Sold Price: 2,480,000	Sold Date: 09/17/2010	How Sold: Cash	Sold Price Per/SF: 1,284.97
		Proposed Close Date: 09/17/2010	

DOM: 80

ADOM: 80

Original List Price: 2,995,000



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Living Area



Fireplace



Entry



Dining Area



Master Bedroom



Master bath



Bedroom 1



Bath 2





Caribou 6 Exterior landscape



Pool - Mountain view



Condo Address: 124 E Durant Avenue Unit: 6 Aspen, CO 81611		Status: Closed	Asking Price: \$1,199,000																	
 <p>©2010 Property of Aspen/Glenwood MLS</p>	List Number: 114351 Type: Condo/Townhouse Area: 01CC-Central Core Major Area: Aspen Sub/Loc: Aspen Townhouse Center County: Pitkin Bedrooms: 3 Baths: 2 Half Baths: 0 Lot Size: Unknown Acreage: Unknown Garage: None Furnished: No		List Price Per/SF: 1,208.67 Lv Ht SqFt: 992 LvHtSqFt (Abv Grnd): LvHtSqFt (Blw Grnd): Unfinished SqFt: 0 Total SqFt: 992 Pt/Dk SqFt: Garage SqFt: Lot SqFt: 0 Nbr of Acres: 0 Year Built: 1968 Year Remodeled: 2007 Zoning:																	
	<table border="0" style="width:100%;"> <tr> <td style="width:33%;">Levels:</td> <td style="width:33%;">HERS Energy Rating:</td> <td style="width:33%;">Payment Per: Quarter</td> </tr> <tr> <td>Short Termable:</td> <td>Taxes: 2,412.52</td> <td>HOA Dues: 620.00</td> </tr> <tr> <td>Under Construction:</td> <td>Tax Year: 2010</td> <td></td> </tr> <tr> <td>Pre-Fabricated Home: Other</td> <td>Transfer Tax: Yes</td> <td>Special Assessments: None</td> </tr> <tr> <td></td> <td>Short Sale: No</td> <td>Foreclosure:</td> </tr> <tr> <td></td> <td>REO:</td> <td></td> </tr> </table>			Levels:	HERS Energy Rating:	Payment Per: Quarter	Short Termable:	Taxes: 2,412.52	HOA Dues: 620.00	Under Construction:	Tax Year: 2010		Pre-Fabricated Home: Other	Transfer Tax: Yes	Special Assessments: None		Short Sale: No	Foreclosure:		REO:
Levels:	HERS Energy Rating:	Payment Per: Quarter																		
Short Termable:	Taxes: 2,412.52	HOA Dues: 620.00																		
Under Construction:	Tax Year: 2010																			
Pre-Fabricated Home: Other	Transfer Tax: Yes	Special Assessments: None																		
	Short Sale: No	Foreclosure:																		
	REO:																			
Bedrooms Living Room Dining Room Kitchen Full Bath Half Bath Family Room Den/Study/Library Laundry/Utility Room																				
Public Remarks: Walk everywhere from this rarely available three bedroom condo in Aspen Townhouse Center. Comes with two assigned parking spaces and additional owner's storage. Enjoy the incredible views of Aspen Mountain from this unit's South facing deck. Complex was renovated in 2009 and pets are allowed.																				
Directions: 124 E. Durant #6. Corner unit.																				
Legal: Subdivision: Aspen Townhouses Central Unit: 6																				
<table border="0" style="width:100%;"> <tr> <td style="width:33%; vertical-align: top;"> Construction: Frame; Stone Cooling: None Condition: Excellent Carport: Documents on File: CC & R's; Radon Test Disclosures: Electric: Yes Exclusions: Extras: Cable TV Fireplace: Gas </td> <td style="width:33%; vertical-align: top;"> Gas: Natural Gas HOA Amenities: Pets Allowed/Owner HOA Fees Includes: Contingency Fund; Grounds Maintenance; Insurance; Management; Snow Removal; Trash Removal; Water Heating: Baseboard; Gas; Hot Water Inclusions: Dishwasher; Freezer; Microwave; Range; Refrigerator; Window Coverings Location Amenities: Views Laundry Facility: Area Mineral Rights: Parking Area: 2 Car; Assigned Possession: DOD Member Association: Aspen Association </td> <td style="width:33%; vertical-align: top;"> Roof: Compositions Shingle Substructure: Crawl Space Sign: Yes Showing Instructions: Short Notice Sanitation: Sewer Style: Two Story Terms Offered: Cash; New Loan; Seller Finance Unit Faces: South Water Rights: No Water: City </td> </tr> </table>				Construction: Frame; Stone Cooling: None Condition: Excellent Carport: Documents on File: CC & R's; Radon Test Disclosures: Electric: Yes Exclusions: Extras: Cable TV Fireplace: Gas	Gas: Natural Gas HOA Amenities: Pets Allowed/Owner HOA Fees Includes: Contingency Fund; Grounds Maintenance; Insurance; Management; Snow Removal; Trash Removal; Water Heating: Baseboard; Gas; Hot Water Inclusions: Dishwasher; Freezer; Microwave; Range; Refrigerator; Window Coverings Location Amenities: Views Laundry Facility: Area Mineral Rights: Parking Area: 2 Car; Assigned Possession: DOD Member Association: Aspen Association	Roof: Compositions Shingle Substructure: Crawl Space Sign: Yes Showing Instructions: Short Notice Sanitation: Sewer Style: Two Story Terms Offered: Cash; New Loan; Seller Finance Unit Faces: South Water Rights: No Water: City														
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Sold Price: 950,000		Sold Date: 09/15/2010																		
How Sold: Cash		Sold Price Per/SF: 957.66																		
Proposed Close Date: 09/02/2010																				
DOM: 247 ADOM: 247																				
Original List Price: 1,250,000																				
<div style="display: flex; align-items: center; justify-content: center;">  <div> Tim Estin mba, gri Mason & Morse Real Estate - Aspen Mason Morse Real Estate 514 E. Hyman Ave. Aspen, CO 81611 testin@masonmorse.com 970-309-6163 http://www.EstinAspen.com </div> </div>																				

View of Aspen Mountain from deck



Kitchen



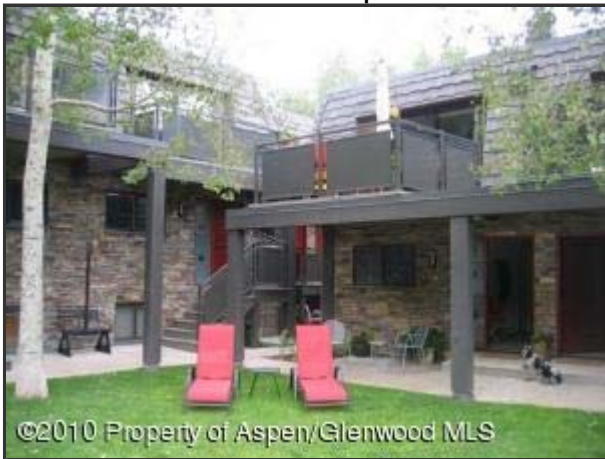
Living room





Master Bathroom



Exterior of complex



N/A Address: 204 N Monarch Street Aspen, CO 81611		Status: Closed		Asking Price: \$5,395,000		
 <p>©2010 Property of Aspen</p>	List Number: 116985 Type: Single Family Area: 01WE -West End Major Area: Aspen Sub/Loc: West End County: Pitkin Bedrooms: 4 Baths: 4 Half Baths: 1 Lot Size: 3,001 - 6,000 Acreage: Refer to Lot Size Garage: 2 Car Furnished: No		List Price Per/SF: 1,437.52 Lv Ht SqFt: 3,753 LvHtSqFt (Abv Grnd): LvHtSqFt (Blw Grnd): Unfinished SqFt: 0 Total SqFt: 3,753 Pt/Dk SqFt: Garage SqFt: Lot SqFt: 3,890 Nbr of Acres: 0.09 Year Built: 2010 Year Remodeled: Zoning:			
	Levels: Short Termable: Under Construction: Pre-Fabricated Home: No		HERS Energy Rating: 42 Taxes: 26,364.12 Tax Year: 2009 Transfer Tax: Yes Short Sale: No REO:		Payment Per: HOA Dues: Special Assessments: Foreclosure:	
	<div style="display: flex; justify-content: space-between; padding: 5px;"> Bedrooms Living Room Dining Room Kitchen Full Bath Half Bath Family Room Den/Study/Library Laundry/Utility Room </div>					
	Public Remarks: Walk into Aspen's future surrounded by Aspen's past in this brand new, state of the art West End home only steps from Aspen's downtown. Awash in ambient light provided by the many windows and skylights and enhanced by clay finish walls, vaulted ceilings, and neutral and airy decor, this home features endless sophisticated and design savvy accents throughout. Striking carbonized oak floors made from FSC certified wood hint at the many green touches to come, including solar floor heating systems, an energy efficient spa looking east toward Independence Pass and south toward Aspen Mountain, and includes an electric car in the garage powered by a photovoltaic system. This home is as artful as it is intelligent. The most environmentally advanced house in Aspen.					
	Directions: East on Main Street, left on Monarch, 2 blocks.					
	Legal: Unit B, Blu Vic Condominiums					
	Construction: Frame Cooling: Condition: Excellent Carport: Documents on File: Disclosures: Electric: Yes Exclusions: Extras: Green House; Guest/Caretaker Qtrs; Hot Tub/Spa; Landscaping; Lawn Sprinklers; Patio/Deck; Security System Fireplace: Gas		Gas: Natural Gas HOA Amenities: HOA Fees Includes: Heating: Hot Water; Radiant; Solar Inclusions: Dishwasher; Dryer; Freezer; Microwave; Range; Refrigerator; Washer; Window Coverings Location Amenities: Gentle Topo; Interior Lot; Trees; Views Laundry Facility: Room Mineral Rights: No Parking Area: Possession: DOD Member Association: Aspen Association		Roof: Other Substructure: Finished Basement Sign: Yes Showing Instructions: Call Listing Office Sanitation: Sewer Style: Contemporary Terms Offered: Cash Unit Faces: West Water Rights: No Water: City	
	Sold Price: 4,850,000		Sold Date: 09/20/2010		How Sold: Conventional Fixed Proposed Close Date: 09/16/2010	
					Sold Price Per/SF: 1,292.3	
	DOM: 135 ADOM: 135					
	Original List Price: 5,395,000					
	<div style="display: flex; align-items: center; justify-content: center;">  <div> Tim Estin mba, gri Mason & Morse Real Estate - Aspen Mason Morse Real Estate 514 E. Hyman Ave. Aspen, CO 81611 testin@masonmorse.com 970-309-6163 http://www.EstinAspen.com </div> </div>					

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Additional Photo



Additional Photo



Additional Photo



Additional Photo



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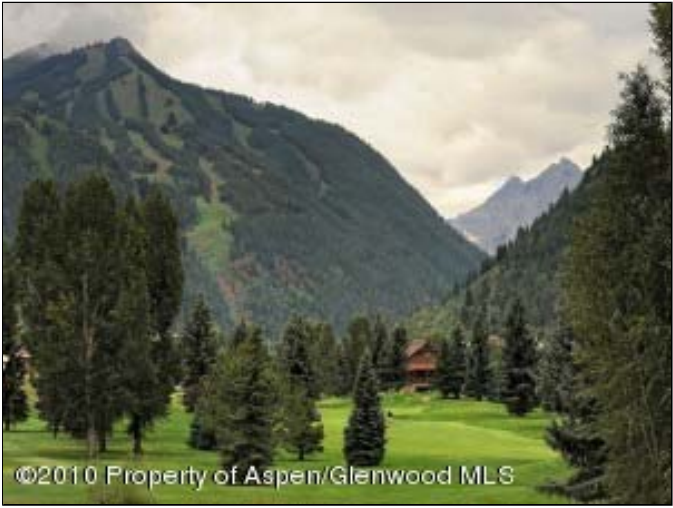



Additional Photo



Additional Photo



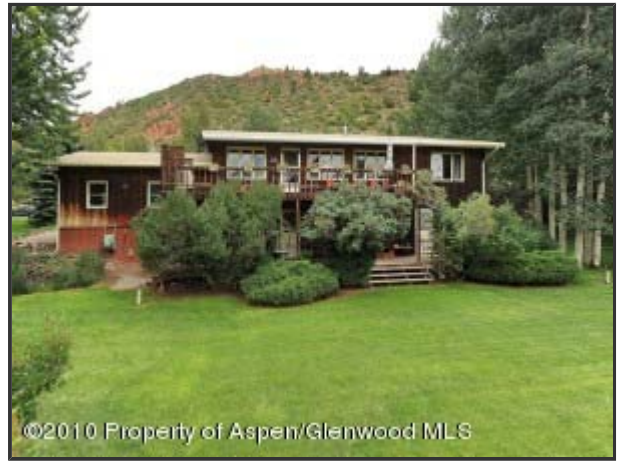
N/A Address: 1595 Silver King Drive Aspen, CO 81611		Status: Closed		Asking Price: \$2,750,000	
		List Number: 117774 Type: Single Family Area: 01WA-West Aspen Major Area: Aspen Sub/Loc: West Aspen County: Pitkin Bedrooms: 5 Baths: 3 Half Baths: 0 Lot Size: 12,001 - 22,000 Acreage: Refer to Lot Size Garage: 2 Car Furnished: No		List Price Per/SF: 636.57 Lv Ht SqFt: 3,742 LvHtSqFt (Abv Grnd): LvHtSqFt (Blw Grnd): 862 Unfinished SqFt: 578 Total SqFt: 4,320 Pt/Dk SqFt: 736 Garage SqFt: 596 Lot SqFt: 15,400 Nbr of Acres: 0.35 Year Built: 1969 Year Remodeled: Zoning:	
Levels: 2 Short Termable: Yes Under Construction: No Pre-Fabricated Home: No		HERS Energy Rating: Taxes: 7,721.88 Tax Year: 2009 Transfer Tax: Yes Short Sale: No REO:		Payment Per: HOA Dues: 0 Special Assessments: none Foreclosure:	
<div style="display: flex; justify-content: space-between; padding: 5px;"> Bedrooms Living Room Dining Room Kitchen Full Bath Half Bath Family Room Den/Study/Library Laundry/Utility Room </div>					
Public Remarks: "It's not about the house." With dramatic view of Aspen Highlands, Pyramid Peak, Buttermilk Mountain, and the golf course, this property is about what could be. Set on a 15,400 square foot lot, this parcel is an easy build-out for those clients sophisticated enough to take the endeavor. Where else can you find a duplex lot on an easy buildable parcel, in a neighborhood of this caliber? Use the existing home to help it carry itself while awaiting permits, or jump in and do a remodel. House was built by its owner 40 years ago. It's absolutely pristine, original, and immaculate. Easy to show! House has 5 bedrooms, 3 baths. There is an attached 1 bedroom ADU. Views, views, views!					
Directions: From Hwy 82, go down Cemetery Lane, make left on Silver King. Property is on left side of the road.					
Legal: SUB: West Aspen Lot 25 DESC: Filing 2					
Construction: Frame Cooling: None Condition: Good Carport: 2 Car Documents on File: Disclosures: Excluded Buyer Electric: Yes Exclusions: Extras: Cable TV; Landscaping; Lawn Sprinklers Fireplace: Wood		Gas: Natural Gas HOA Amenities: HOA Fees Includes: Heating: Forced Air; Gas Inclusions: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer; Window Coverings Location Amenities: Exposure, Southern; Gentle Topo; Interior Lot; Trees; Views Laundry Facility: Room Mineral Rights: No Parking Area: 2 Car Possession: DOD; Subject to Lease Member Association: Aspen Association		Roof: Compositions Shingle Substructure: Slab Sign: Yes Showing Instructions: Short Notice Sanitation: Sewer Style: Two Story Terms Offered: Cash; New Loan Unit Faces: South Water Rights: No Water: City	
Sold Price: 2,000,000		Sold Date: 09/17/2010		How Sold: Cash Proposed Close Date: 09/17/2010	
				Sold Price Per/SF: 462.96	
DOM: 38		ADOM: 38			
Original List Price: 2,750,000					
<div style="display: flex; align-items: center;">  <div> Tim Estin mba, gri Mason & Morse Real Estate - Aspen Mason Morse Real Estate 514 E. Hyman Ave. Aspen, CO 81611 testin@masonmorse.com 970-309-6163 http://www.EstinAspen.com </div> </div>					

Mountain views



Spectacular mountain views

Exterior



Exterior

Exterior



Exterior

Exterior



Exterior

Living room



Living room

Living room



Living room

Kitchen



Kitchen

Dining room



Dining room

Address: 301 Pyramid Drive Aspen, CO 81611**Status:** Closed**Asking Price:** \$4,250,000

List Number:	109778	List Price Per/Acre:	2,992,957.75
Type:	Single Family Lot	Allowable FAR:	5750
Area:	01WA-West Aspen	FAR:	Yes
Major Area:	Aspen	Taxes:	4,960.04
Sub/Loc:	Aspen Tennis Club	Tax Year:	2009
County:	Pitkin	Transfer Tax:	Yes
Lot Size:	43,001 - 65,000	List Price Per/Acre:	2,992,957.75
Lot SqFt:	61,855		
Acreage:	1 - 3		
Nbr of Acres:	1.42	Payment Per:	Year
Zoning:	SF	Special Assessments:	none
		Legal:	LOt 14, Aspen Tennis Club

Public Remarks: This is a truly remarkable opportunity to have the best of both worlds. Presenting 1.42-acres of riverfront property in a secluded wilderness setting just minutes to the heart of Aspen. This gated estate-quality parcel one of Aspen's Finest building sites with sunny southern exposure, flat building site ideal for home construction, a giant pond and private access to dramatic Maroon Creek riverfrontage.

Directions: Last lot on Pyramid Drive, Aspen Tennis Club Subdivision.

Short Sale: No
REO:
Foreclosure:
Access: Paved; Private
Agency:
Crops:
Documents on File: Survey
Disclosures: Slr Licensed RE Agnt
Electric:
Extras: Pond System

Gas:
HOA Amenities:
HOA Fee Includes:
Lot Description: Corner Lot; Pond, Lake, Spring; River Frontage; View; Wooded Lot
Mineral Rights:
Possession: DOD
Possible Use: Single Family
Member Association: Aspen Association

Sign: Yes
Showing Instructions: Vacant
Sanitation: Septic
Terms Offered: Cash
Water Rights:
Water: Well to be Drilled

Sold Price: 2,600,000	Sold Date: 09/13/2010	How Sold: Cash	Sold Price Per/Acre: 1,830,985.92
		Proposed Close Date: 09/13/2010	

DOM: 572**ADOM:** 572**Original List Price:** 5,250,000

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Prepared by Tim Estin mba, gri on Sunday, September 26, 2010 12:36 PM

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Primary Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



N/A Address: 220 W Cooper Avenue Aspen, CO 81611

Status: Closed

Asking Price: \$14,900,000



List Number: 111300
Type: Single Family
Area: 01CC-Central Core
Major Area: Aspen
Sub/Loc: None
County: Pitkin
Bedrooms: 6
Baths: 6
Half Baths: 3
Lot Size: 6,001 - 12,000
Acreage: Refer to Lot Size
Garage: 2 Car
Furnished: Yes

List Price Per/SF: 2,060
Lv Ht SqFt: 7,233
LvHtSqFt (Abv Grnd):
LvHtSqFt (Blw Grnd):
Unfinished SqFt: 0
Total SqFt: 7,233
Pt/Dk SqFt: 144
Garage SqFt: 525
Lot SqFt: 8,175
Nbr of Acres: 0.19
Year Built: 2008
Year Remodeled:
Zoning: Res

Levels: 3
Short Termable: Yes
Under Construction: No
Pre-Fabricated Home: No

HERS Energy Rating:
Taxes: 21,963
Tax Year: 2009
Transfer Tax: Yes
Short Sale: No
REO:

Payment Per:
HOA Dues:
Special Assessments: No
Foreclosure:

Bedrooms **Living Room** **Dining Room** **Kitchen** **Full Bath** **Half Bath** **Family Room** **Den/Study/Library** **Laundry/Utility Room**

Public Remarks: Location! Location! Location! Just a few blocks from Aspen's core with protected views of Aspen Mountain and end of the road privacy, this luxury home has six-bedrooms en suite, office, gym, elevator, media room and wine room. Expansive decks and large yard on an oversized single-family lot in downtown Aspen. Sold price reflects the sale of the house for \$9,435,000 and the furnishings/personal property for \$1,015,000.

Directions: West on Cooper Street past Koch Park & 1st Street to end of road.

Legal: Lots K-O, Block 54, City and Townsite of Aspen

Construction: Frame
Cooling: Central A/C
Condition: New
Carport: None
Documents on File: House Plans; Survey/ILC
Disclosures:
Electric: Yes
Exclusions:
Extras: Elevator; Fence; Landscaping; Lawn Sprinklers; Patio/Deck
Fireplace: Gas; More Than One

Gas: Natural Gas
HOA Amenities:
HOA Fees Includes:
Heating: Forced Air; Radiant
Inclusions: Dishwasher; Microwave; Range; Refrigerator
Location Amenities: Corner Lot; Exposure, Southern; Views
Laundry Facility: Room
Mineral Rights: No
Parking Area:
Possession: DOD
Member Association: Aspen Association

Roof:
Substructure: Finished Basement
Sign: Yes
Showing Instructions: Call Listing Office
Sanitation: Sewer
Style: Two Story
Terms Offered: Cash
Unit Faces: East; North; South; West
Water Rights: No
Water: City

Sold Price: 10,450,000	Sold Date: 09/17/2010	How Sold: Cash	Sold Price Per/SF: 1,444.77
		Proposed Close Date: 06/28/2010	

DOM: 477

ADOM: 477

Original List Price: 15,900,000



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Great Room



Great Room

Great Room 2



Great Room 2

Master Bedroom



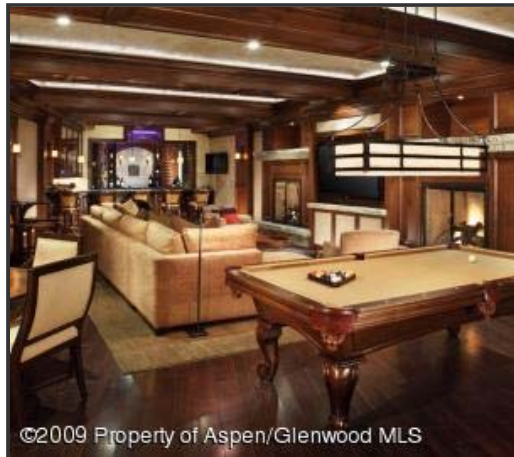
Master Bedroom

Master Bathroom



Master Bathroom

Media/Bonus Room



Media/Bonus Room

Wet Bar & Wine Room



Wet Bar & Wine Room

Kitchen



Kitchen
Exterior



Exterior

Office



Office

Hot Tub with View



Hot Tub with View