

Pre-Fabricated Home:

Special Assessments:

Address: 411 Wood Road #7, Snowmass Village, CO 81615

Asking Price: \$8,400,000 Status: Pending List 168284 Number: Lot Size: 0 - 3,000Type: Condo/Townhouse/ Acreage: Refer to **Duplex/Half Duplex** Lot Size Area: 02-Snowmass Village 3,359 Lv Ht SqFt: Major Area: Snowmass Village LvHtSqFt Sub/Loc: Havens - Fanny Hill (Abv Grnd): County: Pitkin LvHtSqFt Bedrooms: 4 (Blw Grnd): Main Floor Price/LvH Master: 2.500.74 SqFt: Baths -Unfinished Full: SqFt: Baths -Total SqFt: 3,359 Half: Pt/Dk SaFt: Baths - 3/4: 0 Garage SqFt: Total Lot SqFt: O Baths: Nbr of Acres: 0 Bonus Room: Year Built: 2022 Loft: Year Remodeled: Den: Garage: Zonina: **PUD** Assigned

Type: Condo/Townhouse/Duplex/Half Duplex **HOA Dues Y/N:** Yes ADU: No **Association Fee:** 36,918 Auction: No Association Fee Frequency: Annually **Energy Star Rated:** No Foreclosure: No Green Built: **HOA Transfer Fee:** Yes REO: No HERS: Total HOA Fee Per Year: 36,918 Short Termable: Yes **HES (Home Energy Score): Metro Tax District:** Yes **Short Sale:** No **Indoor Air Plus:** Taxes: 61,659 NAHB/NGBS-ICC 700: Tax Year: 2023

Public Remarks: This 'Penthouse of Havens' is a spacious 4+ bedroom home located in the upper row of the community, right on the Fanny Hill ski run, next to The Overlook. The home also features The Perch, a generously sized loft that showcases views of Base Village and down Brush Creek Valley as well as a large living room that leads to Infinity Dining. There's a spacious Outdoor Deck with expansive mountain vistas—the perfect place to spend an afternoon in the sun. Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame; Poured Concrete

3

Levels:

Cooling: Central A/C Condition: New

Condominium

Carport: None Documents on File: CC & R's; Easements;

Financials: House Plans: Soils Test Disclosures: Easements; Wetlands Exterior: Metal; Wood Siding Laundry Facility: Room

Electric: Yes

Extras: Outdoor Hot Tub/Spa; Patio/Deck;

Steam Shower: Storage Shed Fireplace: Gas; # Fireplaces: 1

Green Features:

Gas: Natural Gas

No

HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/

Owner; Pets Allowed/Renter

HOA Fees Includes: Contingency Fund; Grounds Maintenance; Management; Snow Removal; Sanitation: Sewer

Furnished:

Nο

Transfer Tax:

Member Association:

Trash

Heating: Electric: Forced Air: Gas

Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views

Laundry Facility: Room Mineral Rights: No

Miscellaneous: Under Construction: No Parking Area: 2 Car; Assigned; Common

Possession: DOD

Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range;

Energy Star Refrig; Energy Star Washer; Freezer; Microwave

Sign: No Showing Instructions:

Roof: Metal

Crawl Space

Style: Cabin:

Contemporary

Unit Faces:

Water: City

Water Rights:

Cash

North

No

Terms Offered:

Substructure:

Aspen Association

Yes

Sold Price: \$0 Sold Price Per/SF: 0 Proposed Close Date: 07/01/2023

Original List Price: 8,400,000



Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Condominium Address: 411 Wood Road #5, Snowmass Village, CO 81615 Country: United States

List Number: 168286

Type: Condo/Townhouse/Duplex/

Half Duplex

02-Snowmass Village Area: Major Area: Snowmass Village

Yes

Sub/Loc: Havens - Fanny Hill County: Pitkin Bedrooms: 3

Baths - Full: 3 Baths - Half: Baths - 3/4: Total Baths: Bonus Room: 1

Main Floor

Master:

Loft:

Den:

Garage: Assigned Furnished: No

n

Lot Size:

Status: Pending

Asking Price: \$5,700,000 0 - 3.000Acreage: Refer to Lot

Size

Lv Ht SqFt: 2,531

LvHtSaFt (Abv Grnd):

LvHtSgFt (Blw

Grnd):

Price/LvH SqFt: 2,252.07 Unfinished O SqFt: Total SqFt: 2,531

Pt/Dk SqFt: Garage SqFt: Lot SqFt: 0 Nbr of Acres: 0 Year Built:

Year Remodeled:

Zoning: **PUD**

Levels: **Pre-Fabricated Home:**

> Type: Condo/Townhouse/Duplex/Half Duplex

ADU: No Auction: No **Energy Star Rated:** Nο Foreclosure: No Green Built:

REO: No HERS: Short Termable: Yes

HES (Home Energy Score): Short Sale:

Indoor Air Plus:

NAHB/NGBS-ICC 700: **Special Assessments:** **Member Association:** Aspen Association

HOA Dues Y/N: Yes 35,294 Association Fee: Association Fee Frequency: Annually **HOA Transfer Fee:** Yes **Total HOA Fee Per Year:** 35,294 **Metro Tax District:** Yes Taxes: 41,840 Tax Year: 2023 **Transfer Tax:** Yes

Public Remarks: This 3+ bedroom home is literally in the center of the Havens community, providing stunning down-valley views through its floor to- ceiling windows and offering easy access to conveniences. This home features a Flex Den that can be transformed to suit any and every need, a Super Bunk Room for the kids, and a Gear Garage adjacent to the front door—ensuring convenient access to trails for biking and skiing, and storage for all your outdoor gear Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame; Poured Concrete

Cooling: Central A/C Condition: New Carport: None

Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test

Disclosures: Easements: Wetlands Exterior: Metal; Wood Siding Laundry Facility: Room Electric: Yes

Extras: Outdoor Hot Tub/Spa: Patio/Deck:

Steam Shower; Storage Shed Fireplace: Gas; # Fireplaces: 1

Green Features:

Gas: Natural Gas

HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/

Owner: Pets Allowed/Renter

HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash

Heating: Electric; Forced Air; Gas

Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views

Laundry Facility: Room Mineral Rights: No

Miscellaneous: Under Construction: No Parking Area: 2 Car; Assigned; Common

Possession: DOD

Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star

Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave

Contemporary; Two Story

Sanitation: Sewer

Substructure: Crawl

Roof: Metal

Style: Cabin;

Space

Terms Offered: Cash Water: City Water Rights: No Sian: No Showing

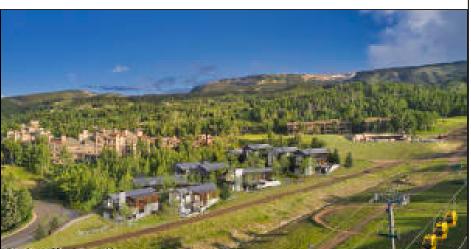
Instructions:

Sold Price: \$0 Sold Price Per/SF: 0 Proposed Close Date: 07/01/2023

Original List Price: 5,700,000



Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Address: 411 Wood Road #1, Snowmass Village, CO 81615

Status: Pending Asking Price: \$5,800,000 List 168281 Number: Lot Size: 0 - 3,000Condo/Townhouse/ Type: Acreage: Refer to Duplex/Half Duplex Lot Size 02-Snowmass Village Area: Lv Ht SqFt: 2,531 Maior Snowmass Village Area: LvHtSaFt (Abv Grnd): Sub/Loc: Havens - Fanny Hill LvHtSqFt County: Pitkin (Blw Grnd): Bedrooms: 3 Price/LvH **Main Floor** 2,291.58 SqFt: Master: Unfinished Baths -3 SqFt: Full: Total SqFt: 2,531 Baths -Pt/Dk SqFt: Half: Garage Baths - 3/ 0 SqFt: Lot SqFt: n Total Baths: Nbr of Λ Acres: Bonus Room: Year Built: 2023

Zoning: Garage: Assigned Furnished: No

Year Remodeled:

Yes

PUD

Sanitation: Sewer

Contemporary: Two

Unit Faces: North

Water Rights: No

Terms Offered: Cash

Style: Cabin;

Water: City

Sign: No

Story

Levels: 2 **Pre-Fabricated Home:** No **Member Association:** Aspen Association

> Condo/Townhouse/Duplex/Half Duplex Type: ADU: No **Association Fee:** 35.294

Loft:

Den:

0

1

HOA Dues Y/N:

Auction: Nο **Energy Star Rated:** No Association Fee Frequency: Annually Foreclosure: Nο Green Built: HOA Transfer Fee: Yes

HERS: Total HOA Fee Per Year: 35,294 Short Termable: Yes **HES (Home Energy Score): Metro Tax District:** Yes **Short Sale:** No **Indoor Air Plus:** 42,574 Taxes:

NAHB/NGBS-ICC 700: Tax Year: 2023 **Special Assessments: Transfer Tax:** Yes

Public Remarks: Minutes away from the spirited social vibe of Snowmass Village, yet perfectly private, this 3+ bedroom home opens up to unobstructed views of Base Village and Brush Creek Valley through floor-to-ceiling windows. Flanked by a ski way on one side and Fanny Hill ski run on the other, this home has direct ski-in and ski-out access to the slopes. Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

No

Construction: Frame; Poured Concrete Gas: Natural Gas Roof: Metal Cooling: Central A/C HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Substructure: Crawl

Condition: New Owner; Pets Allowed/Renter Space

Carport: None HOA Fees Includes: Contingency Fund; Grounds Maintenance; Management; Snow

Documents on File: CC & R's; Easements; Removal: Trash

Financials: House Plans: Soils Test Heating: Electric: Forced Air: Gas

Location Amenities: Exposure, Southern; Ski Out Access; Trees; Views Disclosures: Easements; Wetlands

Exterior: Metal; Wood Siding Laundry Facility: Room Mineral Rights: No Laundry Facility: Room

Miscellaneous: Under Construction: No Electric: Yes Extras: Outdoor Hot Tub/Spa; Patio/Deck; Parking Area: 2 Car; Assigned; Common

Steam Shower: Storage Shed Possession: DOD

Fireplace: Gas; # Fireplaces: 1 Showing Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Green Features: Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave Instructions:

Sold Price: \$0 Sold Price Per/SF: 0 Proposed Close Date: 07/01/2023

Original List Price: 5,800,000



RFO:

Condominium

Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Address: 411 Wood Road #3, Snowmass Village, CO 81615

List Number: 168283

Type:

Condo/Townhouse/Duplex/

Status: Pending

Half Duplex

Havens - Fanny Hill

Area: 02-Snowmass Village Major Area: Snowmass Village

Yes

County: Pitkin Bedrooms: 3

Baths - Full: 3 Baths - Half: Baths - 3/4:

Sub/Loc:

Main Floor

Master:

Total Baths: Bonus Room: 1 Loft: n Den:

Garage: Assigned Furnished: No

Lot Size:

Asking Price: \$5,900

0 - 3,000 Acreage: Refer to Lot

Size

000

Lv Ht SqFt: 2.485

LvHtSaFt (Abv Grnd):

LvHtSgFt (Blw

Grnd): Price/LvH SqFt: 2,374.25

Unfinished O SqFt: Total SqFt: 2,485

Pt/Dk SqFt: Garage SqFt: Lot SqFt: 0 Nbr of Acres: O Year Built: 2022

Year Remodeled:

Zoning: **PUD**

Levels: **Pre-Fabricated Home:**

> Type: Condo/Townhouse/Duplex/Half Duplex

ADU: No Auction: No **Energy Star Rated:** Nο Foreclosure: No Green Built: REO:

No HERS: Short Termable: Yes

HES (Home Energy Score): Short Sale:

Indoor Air Plus:

NAHB/NGBS-ICC 700: **Special Assessments:** **Member Association:** Aspen Association

HOA Dues Y/N: Yes Association Fee: 35.517 Association Fee Frequency: Annually **HOA Transfer Fee:** Yes **Total HOA Fee Per Year:** 35,517 **Metro Tax District:** Yes Taxes: 43 308 2023 Tax Year: **Transfer Tax:** Yes

Public Remarks: Located right on the ski way, this 3+ bedroom home is adjacent to the community's Aspen Grove, with floor-to-ceiling windows that showcase the landscape. Meals become special occasions with Infinity Dining showcasing an indoor/outdoor experience and incredible views. The home's spacious Gear Garage opens out directly onto the ski way, providing instant access to adventure. Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame; Poured Concrete

Cooling: Central A/C Condition: New Carport: None

Condominium

Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test Disclosures: Easements; Wetlands Exterior: Metal: Wood Siding Laundry Facility: Room

Electric: Yes Extras: Outdoor Hot Tub/Spa; Patio/Deck;

Steam Shower: Storage Shed Fireplace: Gas; # Fireplaces: 1

Green Features:

Gas: Natural Gas

Roof: Metal HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Substructure: Crawl Space

Owner; Pets Allowed/Renter

HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash

Heating: Electric; Forced Air; Gas

Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views

Laundry Facility: Room Mineral Rights: No

Miscellaneous: Under Construction: No Parking Area: 2 Car; Assigned

Possession: DOD

Inclusions: Energy Star Dishwash: Energy Star Dryer: Energy Star Oyen: Energy Star

Proposed Close Date: 07/01/2023

Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave

Sanitation: Sewer Style: Cabin; Contemporary; Two Story

Terms Offered: Cash Unit Faces: North Water: City Water Rights: No Sian: No Showing

Instructions:

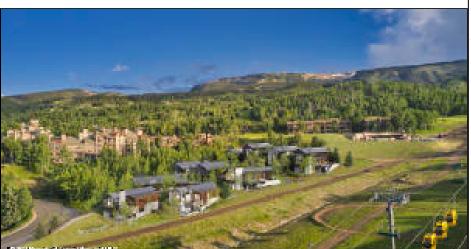
Sold Price Per/SF: 0

Original List Price: 5,900,000



Sold Price: \$0

Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Condominium Address: 411 Wood Road #6, Snowmass Village, CO 81615 Country: United States

l ict 168288 Number: Lot Size: 0 - 3,000Condo/Townhouse/ Type: Acreage: Refer to Duplex/Half Duplex Lot Size 02-Snowmass Village Area: Lv Ht SqFt: 2 485 Maior Snowmass Village Area: LvHtSaFt (Abv Grnd): Sub/Loc: Havens - Fanny Hill LvHtSaFt County: Pitkin (Blw Grnd): Bedrooms: 3 Price/LvH **Main Floor** 2.494.97 SqFt: Master: Unfinished Baths -3 SqFt: Full: Total SqFt: 2,485 Baths -Pt/Dk SqFt: Half: Garage Baths - 3/ 0 SqFt: Lot SqFt: n Total Baths: Nbr of Λ Acres: Bonus Room: Year Built: 2023 Loft: 0 Year Remodeled: Den: **PUD**

Asking Price: \$6,200,000

Status: Pending

Levels: 2 **Pre-Fabricated Home:** No

> Condo/Townhouse/Duplex/Half Duplex Type:

ADU: No Auction: Nο **Energy Star Rated:** No Foreclosure: Nο

Green Built: RFO: No HERS: Short Termable: Yes

HES (Home Energy Score): Short Sale: No

Indoor Air Plus:

NAHB/NGBS-ICC 700: **Special Assessments:**

Aspen Association **HOA Dues Y/N:** Yes **Association Fee:** 35.517 Association Fee Frequency: Annually

Zoning:

Roof: Metal

Style: Cabin:

Water: City

Sign: No

Showing

Instructions:

Sanitation: Sewer

Contemporary; Two

Unit Faces: North

Water Rights: No

Terms Offered: Cash

Space

Story

HOA Transfer Fee: Yes Total HOA Fee Per Year: 35,517 **Metro Tax District:** Yes 45,511 Taxes: Tax Year: 2023 **Transfer Tax:** Yes

Garage:

Furnished: No

Assigned

Member Association:

Public Remarks: Situated right at the edge of the community's Aspen Grove, this 3+ bedroom home is surrounded by verdant aspen trees and natural landscaping, creating an unparalleled sense of privacy. Living spaces open up to splendid vistas through floor-to-ceiling windows; the sense of absolute retreat is enhanced by the private outdoor Hot Tub overlooking greenery. The Adventure Prep Zone opens up onto the ski way to give immediate access to the slopes. Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame: Poured Concrete Gas: Natural Gas HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Substructure: Crawl Cooling: Central A/C Condition: New Owner; Pets Allowed/Renter

Carport: None

HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash Documents on File: CC & R's: Easements: Heating: Electric: Forced Air: Gas

Financials; House Plans; Soils Test Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views Disclosures: Easements; Wetlands Laundry Facility: Room Exterior: Metal; Wood Siding Mineral Rights: No

Laundry Facility: Room Miscellaneous: Under Construction: No Electric: Yes

Parking Area: 2 Car; Assigned Possession: DOD

Steam Shower; Storage Shed Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Fireplace: Gas; # Fireplaces: 1 Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave

Green Features: Sold Price: \$0 Sold Price Per/SF: 0 Proposed Close Date: 07/01/2023

Original List Price: 6,200,000

Extras: Outdoor Hot Tub/Spa; Patio/Deck;



Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Address: 411 Wood Road #2, Snowmass Village, CO 81615

List Number: 168282

Type:

Condo/Townhouse/Duplex/

Havens - Fanny Hill

Status: Pending

Half Duplex

Area: 02-Snowmass Village Major Area: Snowmass Village Sub/Loc:

Yes

No

County: Pitkin Bedrooms: 3 Main Floor

Master: Baths - Full: 3 Baths - Half: Baths - 3/4: Total Baths: Bonus Room: 1

Loft: n Den: Garage: Assigned

Furnished:

Size

Asking Price: \$6,400

Lot Size:

Acreage: Refer to Lot

000

0 - 3,000

Lv Ht SqFt: 2,531

LvHtSqFt (Abv Grnd):

LvHtSgFt (Blw Grnd):

SqFt:

Price/LvH SqFt: 2,528.64 Unfinished O

Total SqFt: 2,531 Pt/Dk SqFt: Garage SqFt: Lot SqFt: 0 Nbr of Acres: O

Year Built: Year Remodeled:

Zoning: **PUD**

Aspen Association

2023

Levels: **Pre-Fabricated Home:**

> Type: Condo/Townhouse/Duplex/Half Duplex

ADU: No Auction: No **Energy Star Rated:** Nο Foreclosure: No Green Built: REO: No

HERS: Short Termable: Yes

Condominium

HES (Home Energy Score): Short Sale:

Indoor Air Plus:

HOA Dues Y/N: Yes Association Fee: 35.294 Association Fee Frequency: Annually **HOA Transfer Fee:** Yes **Total HOA Fee Per Year:** 35,294 **Metro Tax District:** Yes Taxes: 46 979

Member Association:

2023 NAHB/NGBS-ICC 700: Tax Year: **Special Assessments: Transfer Tax:** Yes

Public Remarks: A location right on the Fanny Hill ski run with proximity to Snowmass Base Village makes this 3+ bedroom home a basecamp for experiences both active and social. Vibrant après experiences become celebrations on the expansive outdoor deck, enhanced by uninterrupted views of Base Village and down Brush Creek Valley. Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame; Poured Concrete

Cooling: Central A/C Condition: New Carport: None

Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test Disclosures: Easements; Wetlands Exterior: Metal: Wood Siding

Laundry Facility: Room Electric: Yes

Extras: Outdoor Hot Tub/Spa; Patio/Deck;

Steam Shower: Storage Shed Fireplace: Gas; # Fireplaces: 1 Green Features:

Gas: Natural Gas

Roof: Metal HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Substructure: Crawl Space

Owner; Pets Allowed/Renter

HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash

Heating: Electric; Forced Air; Gas

Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views

Laundry Facility: Room Mineral Rights: No

Miscellaneous: Under Construction: No Parking Area: 2 Car; Assigned; Common

Possession: DOD

Inclusions: Energy Star Dishwash: Energy Star Dryer: Energy Star Oyen: Energy Star

Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave

Terms Offered: Cash Water: City

Style: Cabin;

Story

Water Rights: No Sign: No Showing

Sanitation: Sewer

Contemporary; Two

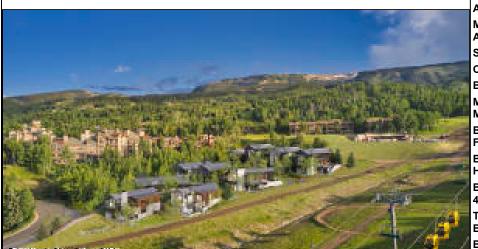
Instructions:

Sold Price: \$0 Sold Price Per/SF: 0 Proposed Close Date: 07/01/2023

Original List Price: 6,400,000



Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Address: 411 Wood Road #4, Snowmass Village, CO 81615

Status: Pending Asking Price: \$6,400,000 List 168285 Number: Lot Size: 0 - 3,000Condo/Townhouse/ Type: Acreage: Refer to Duplex/Half Duplex Lot Size 02-Snowmass Village Area: Lv Ht SqFt: 2 485 Maior Snowmass Village Area: LvHtSaFt (Abv Grnd): Sub/Loc: Havens - Fanny Hill LvHtSaFt County: Pitkin (Blw Grnd): Bedrooms: 3 Price/LvH **Main Floor** 2,575.45 SqFt: Master: Unfinished Baths -3 SqFt: Full: Total SqFt: 2,485 Baths -Pt/Dk SqFt: Half: Garage Baths - 3/ 0 SqFt: Lot SqFt: 0 Total Baths: Nbr of Λ Acres: **Bonus** Room: Year Built: 2023 Loft: 0 Year Remodeled:

Levels: 2 **Pre-Fabricated Home:** No

> Condo/Townhouse/Duplex/Half Duplex Type:

ADU: No Auction: Nο **Energy Star Rated:** No Foreclosure: Nο Green Built:

RFO: No HERS: Short Termable: Yes

Condominium

HES (Home Energy Score): Short Sale: No

Indoor Air Plus:

NAHB/NGBS-ICC 700: **Special Assessments:** **Member Association:** Aspen Association

Zoning:

Roof: Metal

Style: Cabin;

Water: City

Sign: No

Showing

Instructions:

Space

Story

Substructure: Crawl

Sanitation: Sewer

Contemporary: Two

Unit Faces: North

Water Rights: No

Terms Offered: Cash

PUD

HOA Dues Y/N: Yes **Association Fee:** 35.517 Association Fee Frequency: Annually HOA Transfer Fee: Yes Total HOA Fee Per Year: 35,517 **Metro Tax District:** Yes 46,979 Taxes: Tax Year: 2023 Transfer Tax: Yes

Public Remarks: Ideal for both sociability and solitude, this 3+ bedroom home offers access to the slopes, serenity and social pursuits. The tree surrounded home is right on Fanny Hill by directly opening onto the run, creating the perfect ski-in, ski-out experience. The highlight of the home is the expansive outdoor deck that overlooks Fanny Hill—perfect for social soirees that embody the spirit of Snowmass. Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame; Poured Concrete Gas: Natural Gas

Cooling: Central A/C Condition: New Carport: None

Documents on File: CC & R's; Easements; Financials: House Plans: Soils Test Disclosures: Easements; Wetlands Exterior: Metal; Wood Siding

Laundry Facility: Room Electric: Yes

Extras: Outdoor Hot Tub/Spa; Patio/Deck;

Steam Shower: Storage Shed Fireplace: Gas; # Fireplaces: 1 Green Features:

HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/

Den:

Garage:

Furnished: No

1

Assigned

Owner; Pets Allowed/Renter

HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash Heating: Electric; Forced Air; Gas

Location Amenities: Exposure. Southern: Ski In Access: Ski Out Access: Trees: Views Laundry Facility: Room

Mineral Rights: No

Miscellaneous: Under Construction: No Parking Area: 2 Car; Assigned

Possession: DOD

Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star

Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave

Proposed Close Date: 07/01/2023

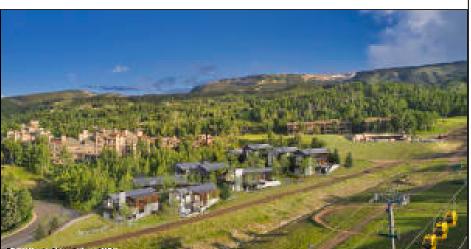
Sold Price Per/SF: 0

Original List Price: 6,400,000



Sold Price: \$0

Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Condominium Address: 411 Wood Road #10, Snowmass Village, CO 81615 Country: United States

List 168292 Number: Lot Size: 0 - 3,000Condo/Townhouse/ Type: Acreage: Refer to Duplex/Half Duplex Lot Size 02-Snowmass Village Area: Lv Ht SqFt: 2 485 Maior Snowmass Village Area: LvHtSaFt (Abv Grnd): Sub/Loc: Havens - Fanny Hill LvHtSaFt County: Pitkin (Blw Grnd): Bedrooms: 3 Price/LvH **Main Floor** 2,575.45 SqFt: Master: Unfinished Baths -3 SqFt: Full: Total SqFt: 2,485 Baths -Pt/Dk SqFt: Half: Garage Baths - 3/ 0 SqFt: Lot SqFt: n Total Baths: Nbr of Λ Acres: **Bonus** Room: Year Built: 2022 Loft: 0 Year Remodeled: Den: 1 **PUD** Zoning: Garage: Assigned

Status: Pending

Asking Price: \$6,400,000

Aspen Association

Roof: Metal

Style: Cabin;

Water: City

Sign: No

Showing

Instructions:

Space

Story

Substructure: Crawl

Sanitation: Sewer

Contemporary: Two

Unit Faces: North

Water Rights: No

Terms Offered: Cash

Yes

Yes

Yes

35.517

35,517

Levels: 2 **Pre-Fabricated Home:** No

> Condo/Townhouse/Duplex/Half Duplex Type:

ADU: No Auction: Nο **Energy Star Rated:** No Foreclosure: Nο

Green Built: RFO: No HERS: Short Termable: Yes

HES (Home Energy Score): Short Sale: No

Indoor Air Plus:

46,979 Taxes: NAHB/NGBS-ICC 700: Tax Year: 2023 **Special Assessments: Transfer Tax:** Yes

Public Remarks: With its contemporary cabin architecture that's as luxurious as it is light and airy, this 3+ bedroom home offers charm and cheer throughout. Looking out over the community's Aspen Grove, with prime positioning right on the ski way, this home has floor-to-ceiling windows that provide spectacular views, while the private setting and the proximity to nature enhance the feeling of intimacy and escape Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame; Poured Concrete Gas: Natural Gas

Cooling: Central A/C HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Condition: New Owner; Pets Allowed/Renter Carport: None

HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash Documents on File: CC & R's; Easements; Heating: Electric; Forced Air; Gas

Financials: House Plans: Soils Test Location Amenities: Exposure. Southern: Ski In Access: Ski Out Access: Trees: Views Laundry Facility: Room Disclosures: Easements; Wetlands

Exterior: Metal; Wood Siding Mineral Rights: No

Laundry Facility: Room Miscellaneous: Under Construction: No Parking Area: 2 Car; Assigned Electric: Yes

Extras: Outdoor Hot Tub/Spa; Patio/Deck; Possession: DOD

Steam Shower: Storage Shed Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Fireplace: Gas; # Fireplaces: 1 Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave

Green Features: Sold Price: \$0

Sold Price Per/SF: 0 Proposed Close Date: 07/01/2023

Furnished: No

Member Association:

Association Fee Frequency: Annually

HOA Dues Y/N:

Association Fee:

HOA Transfer Fee:

Metro Tax District:

Total HOA Fee Per Year:

Original List Price: 6,400,000

Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Condominium Address: 411 Wood Road #9, Snowmass Village, CO 81615 Country: United States Status: Pending Asking Price: \$7,500,000 List 168290 Number: Lot Size: 0 - 3,000Condo/Townhouse/ Type: Acreage: Refer to **Duplex/Half Duplex** Lot Size 02-Snowmass Village Area: Lv Ht SqFt: 3 3 5 9 Major Area: Snowmass Village LvHtSaFt Sub/Loc: Havens - Fanny Hill (Abv Grnd): County: Pitkin LvHtSqFt Bedrooms: 4 (Blw Grnd): Main Floor No Price/LvH Master: 2,232.81 SqFt: Baths -Unfinished Full: SqFt: Baths -Total SqFt: 3,359 Half: Pt/Dk SqFt: Baths - 3/4: 0 Garage SqFt: Total Lot SqFt: Baths: Nbr of Acres: 0 Bonus Room: Year Built: 2022 Loft: Year Remodeled: Den:

Zoning:

PUD

Roof: Metal

Crawl Space

Contemporary Terms Offered:

Unit Faces:

Sign: No Showing

Cash

North

Substructure:

Levels: 3 Pre-Fabricated Home: No Member Association: Aspen Association

> **HOA Dues Y/N:** Type: Condo/Townhouse/Duplex/Half Duplex Yes

Garage:

Furnished:

Assigned

No

ADU: **Association Fee:** 36,918 No Auction: No **Energy Star Rated:** No Association Fee Frequency: Annually Foreclosure: No

Green Built: **HOA Transfer Fee:** Yes REO: Nο HFRS: **Total HOA Fee Per Year:** 36,918 Short Termable: Yes

HES (Home Energy Score): Metro Tax District: Yes **Short Sale:** Indoor Air Plus: 55.053 Taxes.

NAHB/NGBS-ICC 700: Tax Year: 2023 **Special Assessments: Transfer Tax:** Yes

Public Remarks: This thoughtfully-designed 4+ bedroom home offers timeless luxury in an exceptionally private setting. Set atop the community, just a quick stroll from The Pocket Park, this home offers expansive down-valley views, the ideal backdrop for gatherings with friends and family. The home is also embellished with unique features like an Infinity Dining experience, and a secluded outdoor Hot Tub surrounded by the natural landscape Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame; Poured Concrete Gas: Natural Gas Cooling: Central A/C HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/

Condition: New Owner; Pets Allowed/Renter Carport: None HOA Fees Includes: Contingency Fund; Grounds Maintenance; Management; Snow Removal; Sanitation:

Documents on File: CC & R's; Easements; Trash Sewer Financials; House Plans; Soils Test Heating: Electric; Forced Air; Gas Style: Cabin;

Disclosures: Easements; Wetlands Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views Exterior: Metal: Wood Siding Laundry Facility: Room

Mineral Rights: No Laundry Facility: Room Electric: Yes Miscellaneous: Under Construction: No Extras: Outdoor Hot Tub/Spa; Patio/Deck; Parking Area: 2 Car; Assigned; Common

Steam Shower; Storage Shed Possession: DOD Water: City

Fireplace: Gas; # Fireplaces: 1 Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Water Rights: Green Features: Energy Star Refrig; Energy Star Washer; Freezer; Microwave No

Instructions: Sold Price Per/SF: 0 Proposed Close Date: 07/01/2023

Original List Price: 7,500,000



Sold Price: \$0

Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall



Condominium Address: 411 Wood Road #8, Snowmass Village, CO 81615 Country: United States Status: Pending **Asking Price:** \$7,600,000 List 168289 Number: Lot Size: 0 - 3,000Type: Condo/Townhouse/ Acreage: Refer to **Duplex/Half Duplex** Lot Size Area: 02-Snowmass Village Lv Ht SqFt: 3 3 5 9 Major Area: Snowmass Village LvHtSaFt Sub/Loc: Havens - Fanny Hill (Abv Grnd): County: Pitkin LvHtSqFt Bedrooms: 4 (Blw Grnd): Main Floor No Price/LvH Master: 2,262.58 SqFt: Baths -Unfinished Full: SqFt: Baths -Total SqFt: 3,359 Half: Pt/Dk SqFt: Baths - 3/4: 0 Garage SqFt: Total Lot SqFt: Baths: Nbr of Acres: 0 Bonus Room: Year Built: 2022 Loft: Year Remodeled: Den:

Levels: 3 **Pre-Fabricated Home:** No

> Type: Condo/Townhouse/Duplex/Half Duplex

ADU: No Auction: No **Energy Star Rated:** No

Foreclosure: No Green Built: REO: Nο HFRS:

Short Termable: Yes

HES (Home Energy Score): Short Sale:

Indoor Air Plus:

NAHB/NGBS-ICC 700: **Special Assessments:**

Member Association: Aspen Association **HOA Dues Y/N:** Yes **Association Fee:** 36,918 Association Fee Frequency: Annually **HOA Transfer Fee:** Yes **Total HOA Fee Per Year:** 36,918 **Metro Tax District:** Yes Taxes: 55 787 Tax Year: 2023 **Transfer Tax:** Yes

Zoning:

PUD

Roof: Metal

Substructure:

Crawl Space

Style: Cabin;

Contemporary

Unit Faces:

Water Rights:

Cash

North Water: City

Terms Offered:

Public Remarks: One of only three 4+ bedroom offerings in the community, this home is on the upper row of homes, backing up to the ski run and minutes away from The Overlook and the Pocket Park. The spacious home features a double-height living room framed by floor-to-ceiling windows that open up to down-valley vistas of the community and Fanny Hill. The home also features The Perch, a loft space that offers bird's-eye views, a spacious Outdoor Deck that's perfect for entertaining, and a private Hot Tub for enhanced serenity. Directions: Havens on Fanny Hill - a condominium community of detached residences. From CO-82, turn on to Brush Creek Road. Turn left onto Wood Road. Turn right into Havens.

Legal: Subdivision: WOODRUN UNIT FIVE PARCEL 7

Construction: Frame; Poured Concrete

Cooling: Central A/C Condition: New Carport: None

Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test **Disclosures:** Easements: Wetlands Exterior: Metal; Wood Siding Laundry Facility: Room

Electric: Yes

Extras: Outdoor Hot Tub/Spa; Patio/Deck;

Steam Shower; Storage Shed Fireplace: Gas; # Fireplaces: 1

Green Features:

Gas: Natural Gas

HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/

Owner: Pets Allowed/Renter

HOA Fees Includes: Contingency Fund; Grounds Maintenance; Management; Snow Removal; Sanitation: Sewer

Garage:

Furnished:

Assigned

No

Trash

Heating: Electric; Forced Air; Gas

Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views

Laundry Facility: Room Mineral Rights: No

Miscellaneous: Under Construction: No Parking Area: 2 Car; Assigned; Common

Possession: DOD

Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range;

Energy Star Refrig; Energy Star Washer; Freezer; Microwave

Sign: No Showing Instructions:

Sold Price: \$0 Sold Price Per/SF: 0 Proposed Close Date: 07/01/2023

Original List Price: 7,600,000



Tim Estin MBA, GRI, Estin Report: State of Aspen Real Estate Aspen Snowmass Sotheby's International Realty-Hyman Mall

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