



List Number:	168284	Lot Size:	0 - 3,000
Type:	Condo/Townhouse/ Duplex/Half Duplex	Acreage:	Refer to Lot Size
Area:	02-Snowmass Village	Lv Ht SqFt:	3,359
Major Area:	Snowmass Village	LvHtSqFt (Abv Grnd):	
Sub/Loc:	Havens - Fanny Hill	LvHtSqFt (Blw Grnd):	
County:	Pitkin	Price/LvH SqFt:	2,500.74
Bedrooms:	4	Unfinished SqFt:	0
Main Floor Master:	No	Total SqFt:	3,359
Baths - Full:	4	Pt/Dk SqFt:	
Baths - Half:	1	Garage SqFt:	
Baths - 3/4:	0	Lot SqFt:	0
Total Baths:	5	Nbr of Acres:	0
Bonus Room:	1	Year Built:	2022
Loft:	1	Year Remodeled:	
Den:	1	Zoning:	PUD
Garage:	Assigned		
Furnished:	No		

Levels:	3	Pre-Fabricated Home:	No	Member Association:	Aspen Association
Auction:	No	Type:	Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N:	Yes
Foreclosure:	No	ADU:	No	Association Fee:	36,918
REO:	No	Energy Star Rated:	No	Association Fee Frequency:	Annually
Short Termable:	Yes	Green Built:		HOA Transfer Fee:	Yes
Short Sale:	No	HERS:		Total HOA Fee Per Year:	36,918
		HES (Home Energy Score):		Metro Tax District:	Yes
		Indoor Air Plus:		Taxes:	61,659
		NAHB/NGBS-ICC 700:		Tax Year:	2023
		Special Assessments:		Transfer Tax:	Yes

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	Gas: Natural Gas	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Management; Snow Removal; Trash	Sanitation: Sewer
Carpport: None	Heating: Electric; Forced Air; Gas	Style: Cabin; Contemporary
Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Terms Offered: Cash
Disclosures: Easements; Wetlands	Laundry Facility: Room	Unit Faces: North
Exterior: Metal; Wood Siding	Mineral Rights: No	Water: City
Laundry Facility: Room	Miscellaneous: Under Construction: No	Water Rights: No
Electric: Yes	Parking Area: 2 Car; Assigned; Common	Sign: No
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Possession: DOD	Showing Instructions:
Fireplace: Gas; # Fireplaces: 1	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	
Green Features:		


Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 8,400,000



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Condominium **Address:** 411 Wood Road #5, Snowmass Village, CO 81615 **Country:** United States **Status:** Pending **Asking Price:** \$5,700,000

	List Number:	168286	Lot Size:	0 - 3,000
	Type:	Condo/Townhouse/Duplex/ Half Duplex	Acreage:	Refer to Lot Size
	Area:	02-Snowmass Village	Lv Ht SqFt:	2,531
	Major Area:	Snowmass Village	LvHtSqFt (Abv Grnd):	
	Sub/Loc:	Havens - Fanny Hill	LvHtSqFt (Blw Grnd):	
	County:	Pitkin	Price/LvH SqFt:	2,252.07
	Bedrooms:	3	Unfinished SqFt:	0
	Main Floor Master:	Yes	Total SqFt:	2,531
	Baths - Full:	3	Pt/Dk SqFt:	
	Baths - Half:	1	Garage SqFt:	
	Baths - 3/4:	0	Lot SqFt:	0
	Total Baths:	4	Nbr of Acres:	0
	Bonus Room:	1	Year Built:	0
Loft:	0	Year Remodeled:		
Den:	1	Zoning:	PUD	
Garage:	Assigned			
Furnished:	No			

Levels:	2	Pre-Fabricated Home:	No	Member Association:	Aspen Association
Auction:	No	Type:	Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N:	Yes
Foreclosure:	No	ADU:	No	Association Fee:	35,294
REO:	No	Energy Star Rated:	No	Association Fee Frequency:	Annually
Short Termable:	Yes	Green Built:		HOA Transfer Fee:	Yes
Short Sale:	No	HERS:		Total HOA Fee Per Year:	35,294
		HES (Home Energy Score):		Metro Tax District:	Yes
		Indoor Air Plus:		Taxes:	41,840
		NAHB/NGBS-ICC 700:		Tax Year:	2023
		Special Assessments:		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	Gas: Natural Gas	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash	Sanitation: Sewer
Carpport: None	Heating: Electric; Forced Air; Gas	Style: Cabin; Contemporary; Two Story
Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Terms Offered: Cash
Disclosures: Easements; Wetlands	Laundry Facility: Room	Water: City
Exterior: Metal; Wood Siding	Mineral Rights: No	Water Rights: No
Laundry Facility: Room	Miscellaneous: Under Construction: No	Sign: No
Electric: Yes	Parking Area: 2 Car; Assigned; Common	Showing Instructions:
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Possession: DOD	
Fireplace: Gas; # Fireplaces: 1	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	
Green Features:		

Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 5,700,000



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Condominium **Address:** 411 Wood Road #1, Snowmass Village, CO 81615 **Status:** Pending **Asking Price:** \$5,800,000

	List Number: 168281	Lot Size: 0 - 3,000
	Type: Condo/Townhouse/Duplex/Half Duplex	Acreage: Refer to Lot Size
	Area: 02-Snowmass Village	
	Major Area: Snowmass Village	Lv Ht SqFt: 2,531
	Sub/Loc: Havens - Fanny Hill	LvHtSqFt (Abv Grnd):
	County: Pitkin	LvHtSqFt (Blw Grnd):
	Bedrooms: 3	Price/LvH SqFt: 2,291.58
	Main Floor Master: Yes	Unfinished SqFt: 0
	Baths - Full: 3	Total SqFt: 2,531
	Baths - Half: 1	Pt/Dk SqFt:
	Baths - 3/4: 0	Garage SqFt:
	Total Baths: 4	Lot SqFt: 0
	Bonus Room: 1	Nbr of Acres: 0
	Loft: 0	Year Built: 2023
	Den: 1	Year Remodeled:
Garage: Assigned	Zoning: PUD	
Furnished: No		

Levels: 2	Pre-Fabricated Home: No	Member Association: Aspen Association
	Type: Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N: Yes
Auction: No	ADU: No	Association Fee: 35,294
Foreclosure: No	Energy Star Rated: No	Association Fee Frequency: Annually
REO: No	Green Built:	HOA Transfer Fee: Yes
Short Termable: Yes	HERS:	Total HOA Fee Per Year: 35,294
Short Sale: No	HES (Home Energy Score):	Metro Tax District: Yes
	Indoor Air Plus:	Taxes: 42,574
	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

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/Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Management; Snow Removal; Trash	Sanitation: Sewer
Carpport: None	Heating: Electric; Forced Air; Gas	Style: Cabin; Contemporary; Two Story
Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test	Location Amenities: Exposure, Southern; Ski Out Access; Trees; Views	Terms Offered: Cash
Disclosures: Easements; Wetlands	Laundry Facility: Room	Unit Faces: North
Exterior: Metal; Wood Siding	Mineral Rights: No	Water: City
Laundry Facility: Room	Miscellaneous: Under Construction: No	Water Rights: No
Electric: Yes	Parking Area: 2 Car; Assigned; Common	Sign: No
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Possession: DOD	Showing Instructions:
Fireplace: Gas; # Fireplaces: 1	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	
Green Features:		

Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 5,800,000



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Condominium Address: 411 Wood Road #3, Snowmass Village, CO 81615 Status: Pending Asking Price: \$5,900,000

	List Number:	168283	Lot Size:	0 - 3,000
	Type:	Condo/Townhouse/Duplex/ Half Duplex	Acreage:	Refer to Lot Size
	Area:	02-Snowmass Village	Lv Ht SqFt:	2,485
	Major Area:	Snowmass Village	LvHtSqFt (Abv Grnd):	
	Sub/Loc:	Havens - Fanny Hill	LvHtSqFt (Blw Grnd):	
	County:	Pitkin	Price/LvH SqFt:	2,374.25
	Bedrooms:	3	Unfinished SqFt:	0
	Main Floor Master:	Yes	Total SqFt:	2,485
	Baths - Full:	3	Pt/Dk SqFt:	
	Baths - Half:	1	Garage SqFt:	
	Baths - 3/4:	0	Lot SqFt:	0
	Total Baths:	4	Nbr of Acres:	0
	Bonus Room:	1	Year Built:	2022
	Loft:	0	Year Remodeled:	
	Den:	1	Zoning:	PUD
Garage:	Assigned			
Furnished:	No			

Levels:	2	Pre-Fabricated Home:	No	Member Association:	Aspen Association
Auction:	No	Type:	Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N:	Yes
Foreclosure:	No	ADU:	No	Association Fee:	35,517
REO:	No	Energy Star Rated:	No	Association Fee Frequency:	Annually
Short Termable:	Yes	Green Built:		HOA Transfer Fee:	Yes
Short Sale:	No	HERS:		Total HOA Fee Per Year:	35,517
		HES (Home Energy Score):		Metro Tax District:	Yes
		Indoor Air Plus:		Taxes:	43,308
		NAHB/NGBS-ICC 700:		Tax Year:	2023
		Special Assessments:		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	Gas: Natural Gas	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash	Sanitation: Sewer
Carport: None	Heating: Electric; Forced Air; Gas	Style: Cabin;
Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Contemporary; Two Story
Disclosures: Easements; Wetlands	Laundry Facility: Room	Terms Offered: Cash
Exterior: Metal; Wood Siding	Mineral Rights: No	Unit Faces: North
Laundry Facility: Room	Miscellaneous: Under Construction: No	Water: City
Electric: Yes	Parking Area: 2 Car; Assigned	Water Rights: No
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Possession: DOD	Sign: No
Fireplace: Gas; # Fireplaces: 1	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	Showing Instructions:
Green Features:		

Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 5,900,000



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Condominium **Address:** 411 Wood Road #6, Snowmass Village, CO 81615 Country: United States **Status:** Pending **Asking Price:** \$6,200,000

	List Number:	168288	Lot Size:	0 - 3,000
	Type:	Condo/Townhouse/Duplex/Half Duplex	Acreage:	Refer to Lot Size
	Area:	02-Snowmass Village	Lv Ht SqFt:	2,485
	Major Area:	Snowmass Village	LvHtSqFt (Abv Grnd):	
	Sub/Loc:	Havens - Fanny Hill	LvHtSqFt (Blw Grnd):	
	County:	Pitkin	Price/LvH SqFt:	2,494.97
	Bedrooms:	3	Unfinished SqFt:	0
	Main Floor Master:	Yes	Total SqFt:	2,485
	Baths - Full:	3	Pt/Dk SqFt:	
	Baths - Half:	1	Garage SqFt:	
	Baths - 3/4:	0	Lot SqFt:	0
	Total Baths:	4	Nbr of Acres:	0
	Bonus Room:	1	Year Built:	2023
	Loft:	0	Year Remodeled:	
	Den:	1	Zoning:	PUD
Garage:	Assigned			
Furnished:	No			

Levels:	2	Pre-Fabricated Home:	No	Member Association:	Aspen Association
Auction:	No	Type:	Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N:	Yes
Foreclosure:	No	ADU:	No	Association Fee:	35,517
REO:	No	Energy Star Rated:	No	Association Fee Frequency:	Annually
Short Termable:	Yes	Green Built:		HOA Transfer Fee:	Yes
Short Sale:	No	HERS:		Total HOA Fee Per Year:	35,517
		HES (Home Energy Score):		Metro Tax District:	Yes
		Indoor Air Plus:		Taxes:	45,511
		NAHB/NGBS-ICC 700:		Tax Year:	2023
		Special Assessments:		Transfer Tax:	Yes

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	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash	Sanitation: Sewer
Carpport: None	Heating: Electric; Forced Air; Gas	Style: Cabin; Contemporary; Two Story
Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Terms Offered: Cash
Disclosures: Easements; Wetlands	Laundry Facility: Room	Unit Faces: North
Exterior: Metal; Wood Siding	Mineral Rights: No	Water: City
Laundry Facility: Room	Miscellaneous: Under Construction: No	Water Rights: No
Electric: Yes	Parking Area: 2 Car; Assigned	Sign: No
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Possession: DOD	Showing Instructions:
Fireplace: Gas; # Fireplaces: 1	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	
Green Features:		

Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 6,200,000



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Condominium Address: 411 Wood Road #2, Snowmass Village, CO 81615 Status: Pending Asking Price: \$6,400,000



List Number:	168282	Lot Size:	0 - 3,000
Type:	Condo/Townhouse/Duplex/ Half Duplex	Acreage:	Refer to Lot Size
Area:	02-Snowmass Village	Lv Ht SqFt:	2,531
Major Area:	Snowmass Village	LvHtSqFt (Abv Grnd):	
Sub/Loc:	Havens - Fanny Hill	LvHtSqFt (Blw Grnd):	
County:	Pitkin	Price/LvH SqFt:	2,528.64
Bedrooms:	3	Unfinished SqFt:	0
Main Floor Master:	Yes	Total SqFt:	2,531
Baths - Full:	3	Pt/Dk SqFt:	
Baths - Half:	1	Garage SqFt:	
Baths - 3/4:	0	Lot SqFt:	0
Total Baths:	4	Nbr of Acres:	0
Bonus Room:	1	Year Built:	2023
Loft:	0	Year Remodeled:	
Den:	1	Zoning:	PUD
Garage:	Assigned		
Furnished:	No		

Levels:	2	Pre-Fabricated Home:	No	Member Association:	Aspen Association
Auction:	No	Type:	Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N:	Yes
Foreclosure:	No	ADU:	No	Association Fee:	35,294
REO:	No	Energy Star Rated:	No	Association Fee Frequency:	Annually
Short Termable:	Yes	Green Built:		HOA Transfer Fee:	Yes
Short Sale:	No	HERS:		Total HOA Fee Per Year:	35,294
		HES (Home Energy Score):		Metro Tax District:	Yes
		Indoor Air Plus:		Taxes:	46,979
		NAHB/NGBS-ICC 700:		Tax Year:	2023
		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	Gas: Natural Gas	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash	Sanitation: Sewer
Carport: None	Heating: Electric; Forced Air; Gas	Style: Cabin;
Documents on File: CC & R's; Easements;	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Contemporary; Two Story
Financials; House Plans; Soils Test	Laundry Facility: Room	Terms Offered: Cash
Disclosures: Easements; Wetlands	Mineral Rights: No	Water: City
Exterior: Metal; Wood Siding	Miscellaneous: Under Construction: No	Water Rights: No
Laundry Facility: Room	Parking Area: 2 Car; Assigned; Common	Sign: No
Electric: Yes	Possession: DOD	Showing Instructions:
Extras: Outdoor Hot Tub/Spa; Patio/Deck;	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	
Steam Shower; Storage Shed		
Fireplace: Gas; # Fireplaces: 1		
Green Features:		

Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 6,400,000



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Condominium **Address:** 411 Wood Road #4, Snowmass Village, CO 81615 **Status:** Pending **Asking Price:** \$6,400,000

	List Number: 168285	Lot Size: 0 - 3,000
	Type: Condo/Townhouse/Duplex/Half Duplex	Acreage: Refer to Lot Size
	Area: 02-Snowmass Village	
	Major Area: Snowmass Village	Lv Ht SqFt: 2,485
	Sub/Loc: Havens - Fanny Hill	LvHtSqFt (Abv Grnd):
	County: Pitkin	LvHtSqFt (Blw Grnd):
	Bedrooms: 3	Price/LvH SqFt: 2,575.45
	Main Floor Master: Yes	Unfinished SqFt: 0
	Baths - Full: 3	Total SqFt: 2,485
	Baths - Half: 1	Pt/Dk SqFt:
	Baths - 3/4: 0	Garage SqFt:
	Total Baths: 4	Lot SqFt: 0
	Bonus Room: 1	Nbr of Acres: 0
	Loft: 0	Year Built: 2023
	Den: 1	Year Remodeled:
Garage: Assigned	Zoning: PUD	
Furnished: No		

Levels: 2	Pre-Fabricated Home: No	Member Association: Aspen Association
	Type: Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N: Yes
Auction: No	ADU: No	Association Fee: 35,517
Foreclosure: No	Energy Star Rated: No	Association Fee Frequency: Annually
REO: No	Green Built:	HOA Transfer Fee: Yes
Short Termable: Yes	HERS:	Total HOA Fee Per Year: 35,517
Short Sale: No	HES (Home Energy Score):	Metro Tax District: Yes
	Indoor Air Plus:	Taxes: 46,979
	NAHB/NGBS-ICC 700:	Tax Year: 2023
	Special Assessments:	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	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash	Sanitation: Sewer
Carpport: None	Heating: Electric; Forced Air; Gas	Style: Cabin;
Documents on File: CC & R's; Easements;	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Contemporary; Two Story
Financials: House Plans; Soils Test	Laundry Facility: Room	Terms Offered: Cash
Disclosures: Easements; Wetlands	Mineral Rights: No	Unit Faces: North
Exterior: Metal; Wood Siding	Miscellaneous: Under Construction: No	Water: City
Laundry Facility: Room	Parking Area: 2 Car; Assigned	Water Rights: No
Electric: Yes	Possession: DOD	Sign: No
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	Showing Instructions:
Fireplace: Gas; # Fireplaces: 1		
Green Features:		


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

970-309-6163
tim@estinaspen.com
<https://www.EstinAspen.com>

	List Number:	168292	Lot Size:	0 - 3,000
	Type:	Condo/Townhouse/Duplex/Half Duplex	Acreage:	Refer to Lot Size
	Area:	02-Snowmass Village	Lv Ht SqFt:	2,485
	Major Area:	Snowmass Village	LvHtSqFt (Abv Grnd):	
	Sub/Loc:	Havens - Fanny Hill	LvHtSqFt (Blw Grnd):	
	County:	Pitkin	Price/LvH SqFt:	2,575.45
	Bedrooms:	3	Unfinished SqFt:	0
	Main Floor Master:	Yes	Total SqFt:	2,485
	Baths - Full:	3	Pt/Dk SqFt:	
	Baths - Half:	1	Garage SqFt:	
	Baths - 3/4:	0	Lot SqFt:	0
	Total Baths:	4	Nbr of Acres:	0
	Bonus Room:	1	Year Built:	2022
	Loft:	0	Year Remodeled:	
	Den:	1	Zoning:	PUD
Garage:	Assigned			
Furnished:	No			

Levels:	2	Pre-Fabricated Home:	No	Member Association:	Aspen Association
Auction:	No	Type:	Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N:	Yes
Foreclosure:	No	ADU:	No	Association Fee:	35,517
REO:	No	Energy Star Rated:	No	Association Fee Frequency:	Annually
Short Termable:	Yes	Green Built:		HOA Transfer Fee:	Yes
Short Sale:	No	HERS:		Total HOA Fee Per Year:	35,517
		HES (Home Energy Score):		Metro Tax District:	Yes
		Indoor Air Plus:		Taxes:	46,979
		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	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Snow Removal; Trash	Sanitation: Sewer
Carpport: None	Heating: Electric; Forced Air; Gas	Style: Cabin;
Documents on File: CC & R's; Easements;	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Contemporary; Two Story
Financials: House Plans; Soils Test	Laundry Facility: Room	Terms Offered: Cash
Disclosures: Easements; Wetlands	Mineral Rights: No	Unit Faces: North
Exterior: Metal; Wood Siding	Miscellaneous: Under Construction: No	Water: City
Laundry Facility: Room	Parking Area: 2 Car; Assigned	Water Rights: No
Electric: Yes	Possession: DOD	Sign: No
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	Showing Instructions:
Fireplace: Gas; # Fireplaces: 1		
Green Features:		

Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 6,400,000



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	List Number:	168290	Lot Size:	0 - 3,000
	Type:	Condo/Townhouse/ Duplex/Half Duplex	Acreage:	Refer to Lot Size
	Area:	02-Snowmass Village	Lv Ht SqFt:	3,359
	Major Area:	Snowmass Village	LvHtSqFt (Abv Grnd):	
	Sub/Loc:	Havens - Fanny Hill	LvHtSqFt (Blw Grnd):	
	County:	Pitkin	Price/LvH SqFt:	2,232.81
	Bedrooms:	4	Unfinished SqFt:	0
	Main Floor Master:	No	Total SqFt:	3,359
	Baths - Full:	4	Pt/Dk SqFt:	
	Baths - Half:	1	Garage SqFt:	
	Baths - 3/4:	0	Lot SqFt:	0
	Total Baths:	5	Nbr of Acres:	0
	Bonus Room:	1	Year Built:	2022
	Loft:	1	Year Remodeled:	
	Den:	1	Zoning:	PUD
Garage:	Assigned			
Furnished:	No			

Levels:	3	Pre-Fabricated Home:	No	Member Association:	Aspen Association
Auction:	No	Type:	Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N:	Yes
Foreclosure:	No	ADU:	No	Association Fee:	36,918
REO:	No	Energy Star Rated:	No	Association Fee Frequency:	Annually
Short Termable:	Yes	Green Built:		HOA Transfer Fee:	Yes
Short Sale:	No	HERS:		Total HOA Fee Per Year:	36,918
		HES (Home Energy Score):		Metro Tax District:	Yes
		Indoor Air Plus:		Taxes:	55,053
		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	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Management; Snow Removal; Trash	Sanitation: Sewer
Carpport: None	Heating: Electric; Forced Air; Gas	Style: Cabin; Contemporary
Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Terms Offered: Cash
Disclosures: Easements; Wetlands	Laundry Facility: Room	Unit Faces: North
Exterior: Metal; Wood Siding	Mineral Rights: No	Water: City
Laundry Facility: Room	Miscellaneous: Under Construction: No	Water Rights: No
Electric: Yes	Parking Area: 2 Car; Assigned; Common	Sign: No
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Possession: DOD	Showing Instructions:
Fireplace: Gas; # Fireplaces: 1	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	
Green Features:		

Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 7,500,000



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Aspen Snowmass Sotheby's International Realty-Hyman Mall**

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	List Number:	168289	Lot Size:	0 - 3,000
	Type:	Condo/Townhouse/ Duplex/Half Duplex	Acreage:	Refer to Lot Size
	Area:	02-Snowmass Village	Lv Ht SqFt:	3,359
	Major Area:	Snowmass Village	LvHtSqFt (Abv Grnd):	
	Sub/Loc:	Havens - Fanny Hill	LvHtSqFt (Blw Grnd):	
	County:	Pitkin	Price/LvH SqFt:	2,262.58
	Bedrooms:	4	Unfinished SqFt:	0
	Main Floor Master:	No	Total SqFt:	3,359
	Baths - Full:	4	Pt/Dk SqFt:	
	Baths - Half:	1	Garage SqFt:	
	Baths - 3/4:	0	Lot SqFt:	0
	Total Baths:	5	Nbr of Acres:	0
Bonus Room:	1	Year Built:	2022	
Loft:	1	Year Remodeled:		
Den:	1	Zoning:	PUD	
Garage:	Assigned			
Furnished:	No			

Levels:	3	Pre-Fabricated Home:	No	Member Association:	Aspen Association
Auction:	No	Type:	Condo/Townhouse/Duplex/Half Duplex	HOA Dues Y/N:	Yes
Foreclosure:	No	ADU:	No	Association Fee:	36,918
REO:	No	Energy Star Rated:	No	Association Fee Frequency:	Annually
Short Termable:	Yes	Green Built:		HOA Transfer Fee:	Yes
Short Sale:	No	HERS:		Total HOA Fee Per Year:	36,918
		HES (Home Energy Score):		Metro Tax District:	Yes
		Indoor Air Plus:		Taxes:	55,787
		NAHB/NGBS-ICC 700:		Tax Year:	2023
		Special Assessments:		Transfer Tax:	Yes

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	Gas: Natural Gas	Roof: Metal
Cooling: Central A/C	HOA Amenities: Fitness Center; Locker Ski Storage; On-Site Management; Pets Allowed/ Owner; Pets Allowed/Renter	Substructure: Crawl Space
Condition: New	HOA Fees Includes: Contingency Fund; Grounds Maintenance; Management; Snow Removal;	Sanitation: Sewer
Carpport: None	Trash	Style: Cabin; Contemporary
Documents on File: CC & R's; Easements; Financials; House Plans; Soils Test	Heating: Electric; Forced Air; Gas	Terms Offered: Cash
Disclosures: Easements; Wetlands	Location Amenities: Exposure, Southern; Ski In Access; Ski Out Access; Trees; Views	Unit Faces: North
Exterior: Metal; Wood Siding	Laundry Facility: Room	Water: City
Laundry Facility: Room	Mineral Rights: No	Water Rights: No
Electric: Yes	Miscellaneous: Under Construction: No	Sign: No
Extras: Outdoor Hot Tub/Spa; Patio/Deck; Steam Shower; Storage Shed	Parking Area: 2 Car; Assigned; Common	Showing Instructions:
Fireplace: Gas; # Fireplaces: 1	Possession: DOD	
Green Features:	Inclusions: Energy Star Dishwash; Energy Star Dryer; Energy Star Oven; Energy Star Range; Energy Star Refrig; Energy Star Washer; Freezer; Microwave	

Sold Price: \$0	Proposed Close Date: 07/01/2023	Sold Price Per/SF: 0
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Original List Price: 7,600,000



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