



Charming
Old West
COMPOUND





1241 Woody Creek Road

This is a charming “Old West” compound on 12.6 acres with panoramic views of Aspen’s four major ski mountains and Mt Sopris surrounded by large acreage properties with abundant preserved open spaces and wildlife conservation areas. The property consists of a Main House and two separate Cabins with 5 bedrooms/5.5 baths and 5,748 total square feet of living space. It features an outdoor salt water mineral pool, charming footpaths, multiple gardens, open fenced fields, a private gazebo retreat and significant water rights off of Aspen’s main irrigation supply, the Salvation Ditch. With its three livable structures, it is unique and the compound nature of the property would be difficult to reproduce within today’s strict Pitkin County land use code. It truly represents a stunning piece of Aspen’s heritage.







Woody Creek



Located approximately 8 miles to downtown Aspen, Woody Creek is an oasis for some of Aspen's most well known cowboys, artists, musicians and entrepreneurs. The area is an eclectic mix of funk and elegance. Most especially, it is known for its lack of pretense, its laid back living quality and a mystique that carries on. The reasons for its popularity are varied: remote but close to Aspen; the 'renegade' spirit of the place; and it's charming wild Woody Creek Tavern as the community's nerve center.



Woody Creek is an area characterized by numerous riverfront and more rural type properties amidst its lush, verdant small valleys such as Little Woody Creek, Woody Creek, and the Lenado Mining Road.

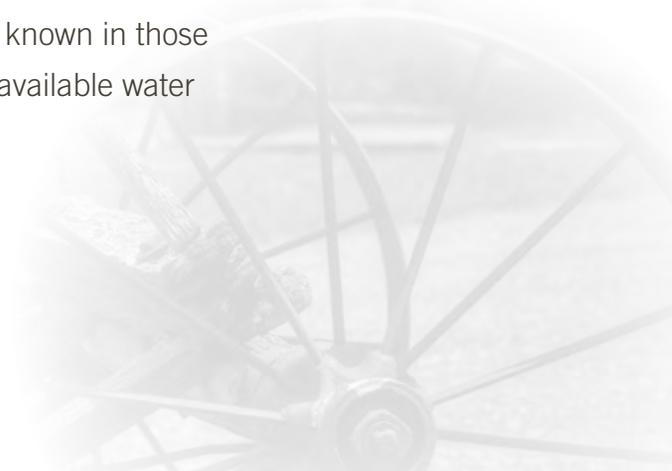


Woody Creek a home to Aspen's most influential families



History

The nearby Woody Creek Tavern building originally housed the Woody Creek Store and the Woody Creek Post Office in the 1800s, when silver mining was king in Aspen and ranching and farming were booming in Woody Creek. Originally, Woody Creek was established as a railroad switch area, delivering freight to the rural areas of Brush Creek via the Rio Grand Railroad, and transporting cattle, sheep and hogs to the market in Denver. The railroads also serviced Lenado, located up the hill from Woody Creek, known in those days for its supply of ore. Steam engine trains refilled at the available water tank then continued on to Aspen.





Large Acreage Parcels on Ranches and Homesteads



Homestead Legacy

Woody Creek is home to some of the last of Aspen's properties that retain the character of the original homesteads of the 1800s. The area represents some of Aspen's oldest family lineages and their multi-generational conservation efforts to preserve the natural and rural integrity of the area.







Woody Creek Wildlife

There are numerous natural resources and wildlife throughout the valley, and because Woody Creek is off the beaten path, it seems this life has been preserved naturally over the years.

The Woody Creek area is host to a variety of wildlife including large elk herds, deer, fox, badger, rabbit, ermine, eagle, hawk, flicker, hummingbird, bluebird, swallow, magpie, grosbeaks, chickadee, woodpeckers amongst others.

And, of course, Woody Creek has some of the most beautiful horse scenery in the world.





Property Details...

- 12.6 acres
- Built in 1972/1995, remodeled 1999.
- Sits above Compass School (formerly Aspen Community School) overlooking Woody Creek with wide open panoramic views across the entire Valley.
- Property has three (3) livable heated structures:
 1. Main House: 2 bedroom/2.5 bath, 3,471 sq. ft.
Built 1976/1995 effectively built and remodeled 1999.
 - 2) Log Cabin “Hotel One” with Caretaker Apartment: 2 bedroom/2 bath, 1,396 sq. ft.:
Guest Room/Bath downstairs and Caretaker Quarters with living space, full kitchen, bedroom and bath upstairs. This cabin is a legal Caretaker Dwelling Unit (CDU).
 3. Historic Guest Log Cabin: Master sleep loft plus separate guest bedroom, bathroom, kitchen, living room, 881 sq. ft. Because this is designated historic, it does not count towards FAR calculations.
- Outdoor pool and gardens.
- Approximately 88 share of Salvation Ditch Water Rights.
- The property has been meticulously maintained with a full-time caretaker living on site.

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The Estin Report: State of the Aspen Snowmass Market

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