



# NORTH STAR POINT

– *Pre-eminent north star preserve viewing property* –

## THE PROPERTY: “NORTH STAR POINT”

This is a singular 3.4 acre view parcel overlooking the pastoral meadows and “Stillwater” river section of the 310 acre North Star Nature Preserve and Open Space.

Although this is a redevelopment site, the property currently consists of an income producing 1980’s home and a non-historic log cabin with spring fed water rights thought to be sufficient for creating surface and running water features.

The property offers unmatched nature and wildlife sightings within a consummate conservation environment. Only four direct, elevated central Preserve view sites exist in the entire East Aspen/Independence corridor. This is one of them.

The site has been approved by Pitkin County for a 10,750 sq ft home and it is a designated receiver site for (2) Transferrable Development Rights (TDR’s). TDR’s are not included in the purchase, and architectural plans are available separately.

As Independence Pass is closed early November to late May for approximately 6-7 months each year, this is an area treasured for its quietness with low traffic and low density.

North Star Point is only 1.5 miles east of the Aspen city limits.







## “NORTH STAR IS ONE OF COLORADO’S LAST GREAT PLACES”, THE NATURE CONSERVANCY



“North Star Nature Preserve is the perfect neighbor to a homeowner. It is a quiet place which offers beautiful vistas and the opportunity to observe wildlife, while affording a sense of both space and privacy to adjacent properties.” (Source: *North Star Nature Preserve Resource Management Plan 2005*).





The North Star Nature Preserve protects critical wildlife habitat and an active elk migration corridor. In 1977, the purchase of a preserve was made possible through the support of The Nature Conservancy. The 175 acre preserve is managed by Pitkin County Space and Trails.

The Nature  
Conservancy



Protecting nature. Preserving life.  
[nature.org](http://nature.org)

# NORTH STAR PRESERVE

## HISTORY

In 1977, the 175 acre “North Star Ranch” was acquired from James H. (Jimmy) Smith by The Nature Conservancy and transferred to Pitkin County the following year becoming the County’s first significant open space acquisition. Purchase became the initial North Star Nature Preserve and has grown to 310 acres including the James B. Smith North Star Open Space (75 acres) and Aspen Center for Environmental Studies (ACES) North Star Nature Preserve (60 acres) which is bordered to the east by the White River National Forest.

## RIVER PROTECTION

The Roaring Fork River meanders through all of the Preserve and the East Aspen/Independence area. The section where the river runs through the open meadows of North Star, directly opposite the property, is referred to as Stillwater. The preserve protects significant riparian habitat.

## ELK MIGRATORY CORRIDOR

The Preserve is located in the elk migration corridor. Approximately 50 -100 elk use North Star as a staging area during migration periods in the spring and fall when they move between summer and winter ranges. From mid-May to mid-June, the area serves as an elk calving area and in the past few years, as many as 35-50 Rocky Mountain elk cows have been spotted along the southern edge of the meadow bordering the aspen trees. This is in the direct view plane of North Star Point.





## BIRD WATCHING

Over 100 species of birds have been identified at North Star. A particular conservation interest is the Great Blue Heron colony. Of the reputed 63 Great Blue Heron colonies throughout Colorado, this colony is thought to be one of the very few occurring above 8,000 feet in elevation. The Preserve is also a migratory stop for song birds such as the Wilson's Warbler, the American Pipit, the Spotted Sandpiper, and the Mallard. It is a breeding spot for local birds such as the Song Sparrow, Red-Tailed Hawk and Northern Goshawk, Great Horned Owl and Boreal Owl, Canada Geese amongst many.



## OTHER WILDLIFE SIGHTINGS

The oxbow lakes, spring fed ponds, and quiet river waters with small Rainbow Trout are excellent duck habitat which is relatively scarce in the Roaring Fork River. Other animals include mule deer, foxes, snowshoe hare, waterfowl, beaver, muskrat and the short-tailed weasel.



# EAST ASPEN NEIGHBORHOOD

## RURAL CHARACTER AND OPEN LAND

Often referred to as Aspen's 'Gold Coast', this low traffic east-Aspen area features new \$15 - \$20 MM homes built in 2010 along the eastern edge of North Star's open meadows. The East Aspen neighborhood is a swath of public and private lands between Aspen and Independence Pass that surrounds North Star Preserve. The area has long been known for its preservation of rural quality and open lands. There are very few building sites available, much less primary Preserve viewing opportunities. Period.

## LOW DENSITY, LOW TRAFFIC

While only minutes from downtown Aspen, East Aspen/Independence is the lowest density neighborhood in all of Pitkin County according to the East Aspen Caucus Master Plan. The area offers a tranquil, low traffic escape to some of the Aspen's most beautiful scenery. In the winter, the area becomes, a relatively undisturbed winter wonderland as Independence Pass is closed to vehicular traffic from November through late May.





## QUIET RECREATION

As the Roaring Fork river flows through it, the Preserve offers a conserved wetlands oasis for nature viewing and education offered by the Aspen Center for Environmental Studies (ACES) Open Space on the east side of the Preserve. In the winter, there are miles of groomed and well maintained nordic ski trails in the Preserve itself and more trails up the Pass. In the summer, the area is a 'soft' recreational paradise offering fishing, bird watching, kayaking, canoeing, hang gliding, cycling, jogging, hiking, walking and meditation opportunities.



## TRAILS

### East of Aspen Trail

This unpaved 3.1 mile 'bike path' begins at the city limits of Aspen and borders the nature preserve offering hikers / walkers, runners, mountain bikers, dog walkers and others the opportunity to share in this open space splendor.



### North Star Nature Preserve Loop

This is an approximate 1.5 mile groomed loop permitting easy cross country skiing and snowshoeing with beautiful views up Independence Pass in the open meadows close to Roaring Fork River. This is one of the few allowed uses within the Preserve.

### Benedict Trail

This 1.5 mile intermediate trail serves as a connection from the East end of Aspen at Ute Avenue to North Star Preserve.

## PROPERTY FACTS

This is a 3.4-acre parcel with an income producing 1980's home and cabin and additional water rights overlooking the open meadows of the 300 plus acre North Star Preserve. The site has received Pitkin County Site Plan and TDR Receiver Site approval to build up to a 10,750 sq ft home. Referred to as Aspens 'Gold Coast', this low traffic, east Aspen area features new 2009/2010 multi-million dollar homes, but there is only one available direct meadow view site available.

MLS 117832 Single Family Home

MLS 117833 Vacant Lot

Price: available upon request. TDR's are not included in the price.  
Architectural plans are available separately.

**ADDRESS:** 43551 Highway 82, Aspen, CO 81611

## DESCRIPTION:

- Two structures: Main House and small cabin
- 2010 income of \$3,000-\$4,000/month
- Main House: 2,952 sq ft, 3 bedroom/ 4 bath
- Cabin: approximately 200-250 sq ft (studio/1ba)
- Acreage: 3.42
- Water Source: CO Well Permit #35072 - A
- 2009 Taxes: \$7,199.
- Property is located in Pitkin County. While only 1.5 miles from downtown, there is no City of Aspen transfer tax that applies to its purchase.



*House design by Johannsson Architects, Inc. Architectural plans of proposed new home are available, but not included in sale price. Landscape design by Greg Mozian & Associates. Photo credits Grafton Smith and Jeremy Swanson.*



# NORTH STAR POINT

43551 HWY 82

North Star  
Nature Preserve (175 Acres)

Paragliding  
Landing

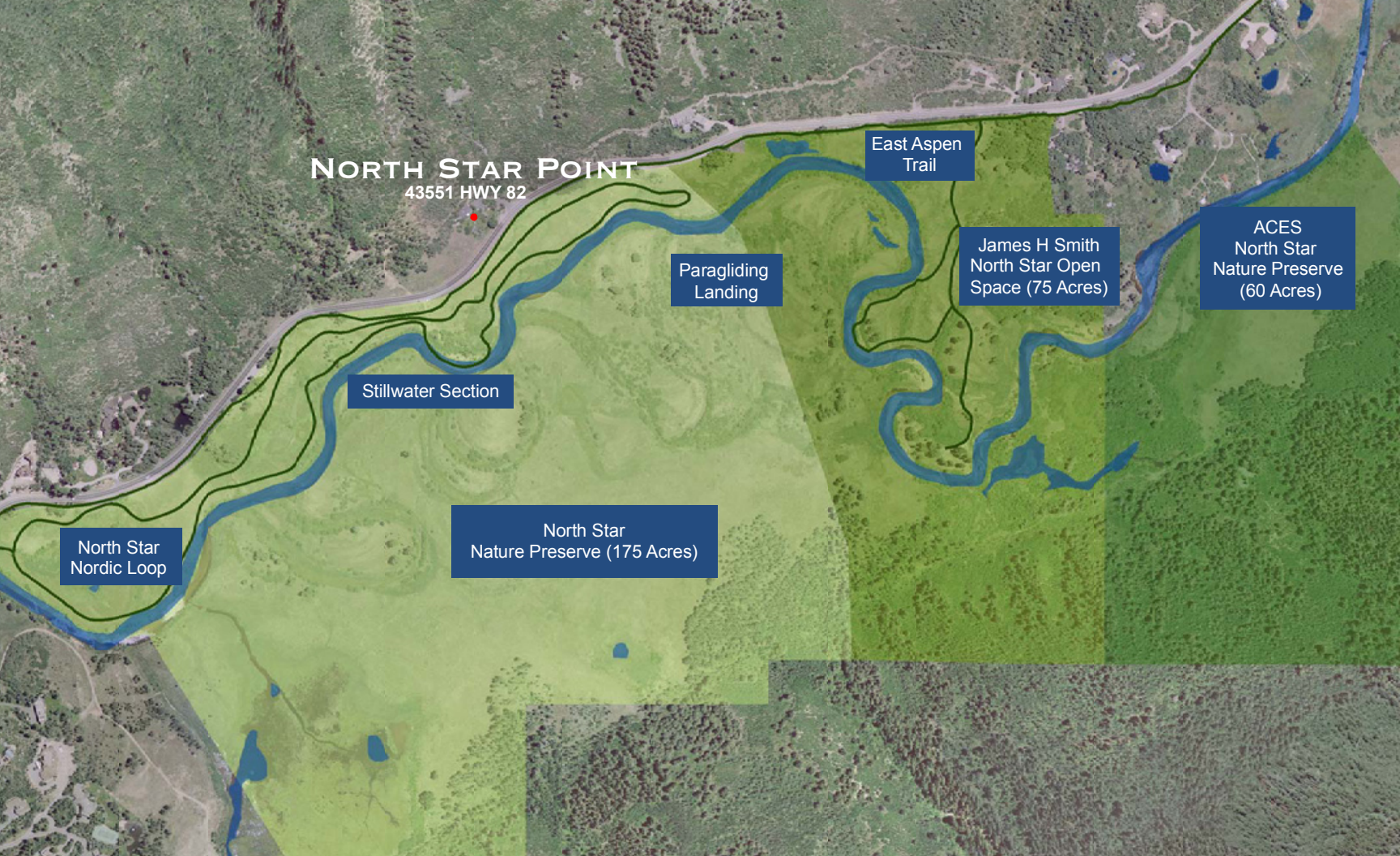
Stillwater Section

North Star  
Nordic Loop

East Aspen  
Trail

James H Smith  
North Star Open  
Space (75 Acres)

ACES  
North Star  
Nature Preserve  
(60 Acres)





Located only 1.5 miles from Aspen, North Star Point is a 3.4 acre parcel directly opposite the open space of the 310 acre North Star Preserve offering unobstructed 180 degree views to the east, south and west.

The property provides prime front and center elevated views of serene pastoral meadows, extraordinary wildlife sightings, riparian habitat and the Stillwater section of the Roaring Fork River.

Only a handful of such dead-on North Star view home sites exist. Period. This is one of them. And it is approved by Pitkin County for a 10,750 sq ft new home.

Outside the front door is a serene oasis of nature conservation, soft recreation and quiet meditation.

Price and architectural drawings available upon request. Please feel free to contact me for additional information.

Best regards,  
Tim



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