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Type:	Single Family	Sub-Type:	N/A	Major Area:	Old Snowmass
Area:	04-Old Snowmass	List Price Per/SF:	565.09	Furnished:	No

Bedrooms:	4	Baths:	5	Baths - 3/4:	0
Baths - Half:	1	Lot Size:	Refer to Acreage	Acreage:	11 - 20
Garage:	3 Car	Pre-Fabricated Home:	No		

Short Sale:		REO:	Yes	Auction:	
Foreclosure:		Member Association:	Aspen Association	County:	Pitkin

Sub/Loc:	None	Zoning:		Nbr of Acres:	19.17
Lot SqFt:	835,045	Lv Ht SqFt:	5,300	LvHtSqFt (Abv Grnd):	
LvHtSqFt (Blw Grnd):		Unfinished SqFt:	0	Total SqFt:	5,300
Price/LvH SqFt:	565.09	Garage SqFt:	782	Pt/Dk SqFt:	
Levels:	3	Short Termable:	No	Year Built:	2009
Year Remodeled:					

Energy Star Rated:		HERS:		Green Built:	
NAHB/NGBS-ICC 700:		Indoor Air Plus:			

Taxes:	28,803.04	Tax Year:	2012	Transfer Tax:	No
HOA Dues Y/N:	No	HOA Dues:	n/a	Payment Per:	Unknown
HOA Transfer Fee:	No	Special Assessments:			

Proposed Close Date:		Sold Price Per/SF:	0
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Public Remarks: Incredible opportunity! This contemporary riverfront getaway, nestled in the Aspen end of Snowmass Canyon, is the perfect balance of modern design and comfortable living. Intentionally designed and built facing south for natural light, this 4-bedroom, 4.5-bath retreat offers a cozy hearth room, wine room, lower level theatre room, den & more. Reflecting its close proximity to the river, the home's exterior is constructed of limestone, zinc and wood siding. With more than 425 feet of river frontage, on 19 acres, along the Rio Grande Trail, and just 15 minutes from world-class ski resorts, ample activities await!

Legal: Subdivision: MURRY LOW IMPACT Lot: 2

Directions: From Aspen, take Hwy 82, RIGHT onto Gerbaz Way. Over the bridge, up the hill, LEFT onto Lower River Rd. Go appx. 2 miles. Sign on the left. Cross over the Rio Grande Trail to Driveway.

<p><u>Laundry Facility:</u> Room <u>Style:</u> Contemporary <u>Exterior:</u> Stone Siding; Wood Siding <u>Substructure:</u> Finished Basement; Slab <u>Roof:</u> Metal <u>Condition:</u> New <u>Heating:</u> Gas; Radiant</p>	<p><u>Electric:</u> Yes <u>Gas:</u> Natural Gas <u>Water:</u> Well - Domestic; Well - Household; Well - Irrigation <u>Cooling:</u> Central A/C <u>Sanitation:</u> Septic <u>Fireplace:</u> Gas; # Fireplaces: 5 <u>Possession:</u> DOD</p>	<p><u>Extras:</u> Landscaping; Lawn Sprinklers; Patio/Deck <u>Terms Offered:</u> Cash; New Loan <u>Location Amenities:</u> Exposure, Southern; Horse Property; River Frontage; Trees; Views <u>Sign:</u> Yes <u>Showing Instructions:</u> Call Listing Office; Vacant <u>Inclusions:</u> Dishwasher; Microwave; Range; Refrigerator; Window Coverings</p>
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Days On Market: 176

Asking Price: 2,995,000

Original List Price: 3,500,000

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