



# 320 RIDGE OF WILDCAT

SNOWMASS VILLAGE, COLORADO



BERKSHIRE HATHAWAY  
HomeServices  
Aspen Snowmass Properties

LUXURY  
COLLECTION



## Hidden Meadows at Snowmass

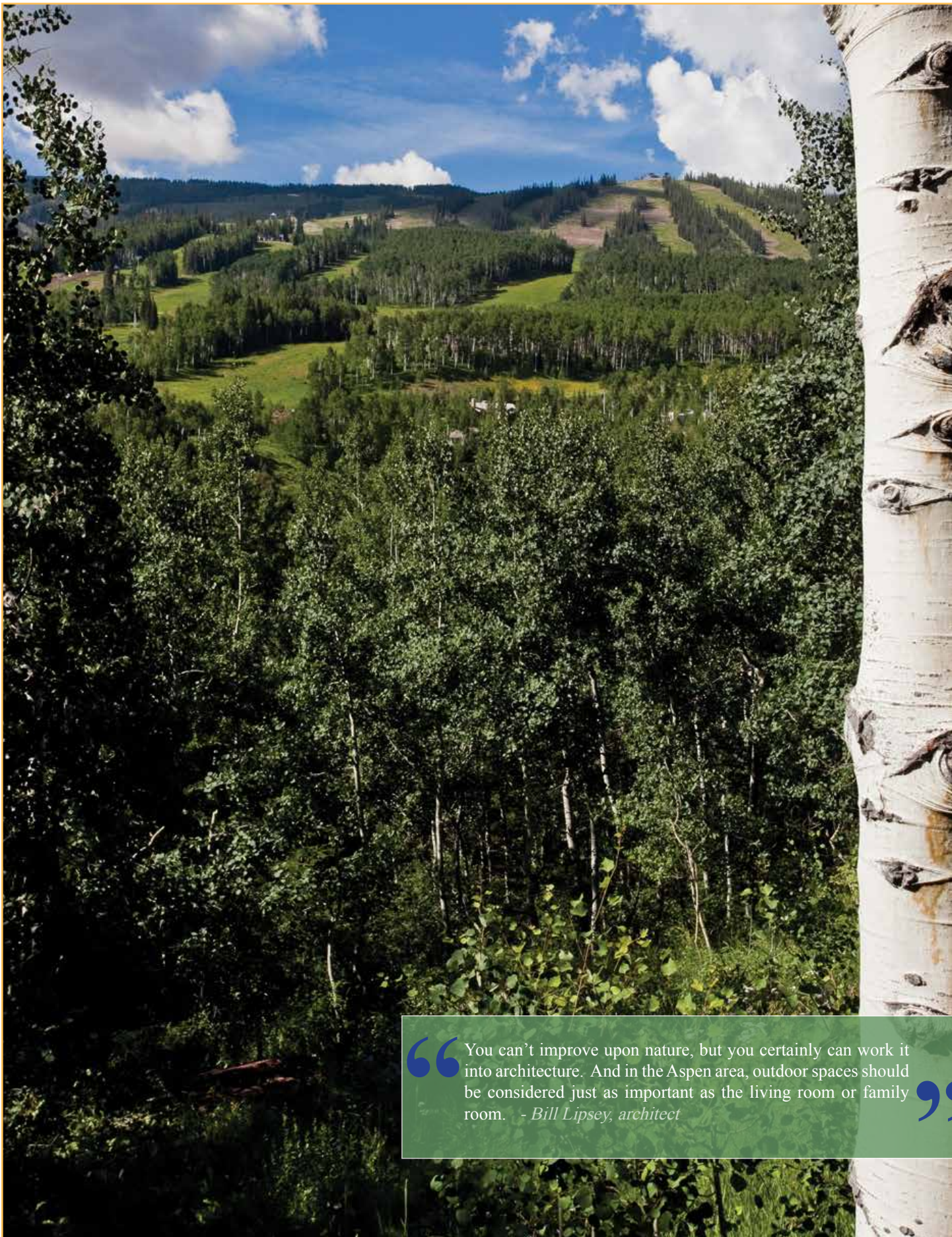
**What:** An extraordinary “forest house,” nestled in a lush grove of aspens. This home, appointed with a guest wing, is situated to capture exquisite views of the ski area and was designed to make the most of an idyllic mountain setting. Featuring Arts and Crafts-era architecture with a contemporary twist and unexpected fenestration and finish detail, virtually every room in this magnificent home is connected to the outdoors and each offers optimal comfort and privacy. The sensuous interplay of light with color and texture throughout is simply breathtaking. A social membership at The Timbers Club, located just 5 minutes away, is included with the purchase and provides supremely easy ski-in/ski-out access and an easy Club lifestyle. Timbers members enjoy slopeside ski lockers, storage facilities, underground deeded parking, a fitness center, massage room, steam showers and pool, airport and Aspen transportation, and opportunities for many social events.

**Where:** In one of Snowmass’s most treasured settings. Hidden Meadows has a private, gated entrance which accesses just six properties. Five minutes from the slopes, yet a world away. Fun fact: in 2010, mammoth and mastodon fossils (among many others) were found at Ziegler Lake - adjacent to this property. This find is touted to be one of the largest and most significant fossil discoveries in recent history.

**Why:** Yes, you can have it all...the serenity of a private retreat with the convenience and amenities of a luxury, slopeside resort.

**Numbers:** \$5,495,000, furnished; price includes a Timbers Club social membership

SQ FT	4426	BEDROOMS/BATHS	4/4½
LOT SIZE	7.3 ACRES	AMENITIES	ARTIST’S STUDIO
EXTRAS	TIMBERS CLUB MEMBERSHIP	VIEWS	SNOWMASS SKI AREA



“ You can’t improve upon nature, but you certainly can work it into architecture. And in the Aspen area, outdoor spaces should be considered just as important as the living room or family room. - *Bill Lipsey, architect* ”

*Dramatic views of Snowmass Ski Area - the slopes are just five minutes away*



*Living room with views of ski area*



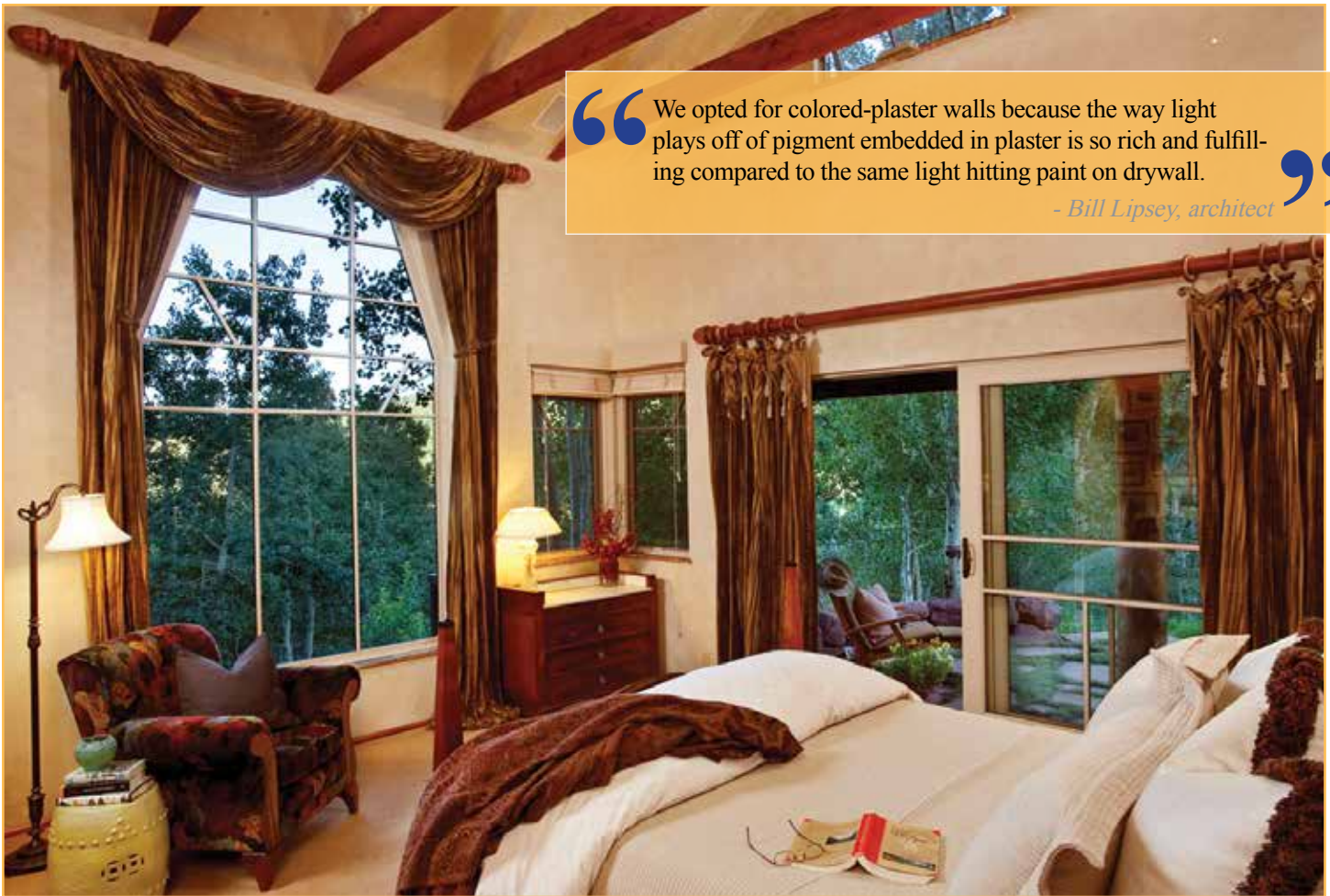
*Kitchen and breakfast banquette*



*Dining room*

### Interior Features

- An extraordinary custom home created by well-known Aspen architect Bill Lipsey and interior designer Brett Robin. Arts and Crafts-era details with contemporary styling and a floorplan which reflects meticulous attention to the home's natural surroundings. The progression from outside spaces to the interiors creates a strong connection to the property's mountain environment of meadow and aspen forest.
- Virtually every room has two natural light sources and access to the outdoors, a nod to the owners' passion for birdwatching. A bridge connects the main house with the guest wing which has its own living area and private entrance.
- Rich woodwork, elegant, simple lines, walls of windows, stone window sills, cherry wood floors, integral plaster walls with metal-beaded corners, and a monochromatic palette with rich Oriental rug accents create warm, understated elegance. Operable, clerestory windows in the great room, kitchen, and master bedroom allow gentle mountain breezes to flow throughout the home.
- A geometric Mondrian-style pattern of muntin windows which beautifully refract the light was chosen by the architect for the front door. Walk through it to a wood-paneled foyer. Colorado buff flagstone (some pieces with fossilized plants in them) is underfoot while vaulted cedar ceilings and exposed trusses soar above.
- The mudroom just off of the foyer is fully equipped with an upholstered bench, cubbies, coat hooks, and a generous coat closet.
- Beautiful wallpaper simulates natural stone in the warm powder room.
- The great room, with its high cedar ceilings and expanse of windows and sliding glass doors, opens to stunning views of the Snowmass Ski Area. Cherry floors grace a room designed to easily entertain 10 people who can all sit and face each other. Each seat offers a different and spectacular view of the mountains beyond. The woodburning fireplace, custom-made by a Paonia craftsman, is the focal point of the room and features hammered copper accents. All the windows have remote-controlled sunshades.
- The dining room is quite distinctive with its beamed and hand-painted papered ceiling, Colorado buff flagstone floor, rich woodwork, and built-in cabinets. A custom Craftsman-style light suspends above a Stickley dining table which seats 10. Large glass sliding doors open to an outdoor dining deck.
- The open, grand kitchen is large enough for all to gather around the center island. Clerestory windows at the top of vaulted wood ceilings allow morning sunlight and breezes to fill the room. Watch the many species of birds from the windowed breakfast banquette area. Cherry-stained alder wood cabinets (some with wavy-textured glass fronts) and honed granite counters flank stainless appliances including a new Sub-Zero side-by-side refrigerator/freezer, Thermador gas range and grill, double ovens, a trash compactor, two stainless sinks, and two dishwashers. Outside, is a lovely afternoon/evening dining patio with a built-in gas grill, all surrounded by hundreds of wildflowers.
- A walk-in pantry leads to the laundry room with washer and dryer, laundry sink, plus ample cabinet and counter space.



“ We opted for colored-plaster walls because the way light plays off of pigment embedded in plaster is so rich and fulfilling compared to the same light hitting paint on drywall. ”  
*- Bill Lipsey, architect*

*Master suite*

- A splendid master suite features an adjoining study, a dressing area and spacious walk-in closet, a sumptuous bath, and stunning views of the Continental Divide, especially beautiful in early morning or at sunset. Sliding glass doors open to a flagstone patio and hot tub. The dreamy master bath of pristine white marble from Marble, Colorado features His and Hers vanities, a bidet, a steam shower, and a jetted tub with aspen tree views.
- The guest wing, connected to the main house by a second-story bridge, is an ideal “hang-out” place for the children and grandkids. The transition space in these quarters, with custom built-ins, serves as a comfortable media room and sitting area. A granite-topped wet bar is equipped with a Sub-Zero mini-fridge and electric kettle so guests can make their own morning coffee or have a midnight snack without disturbing the rest of the household.
- Each of the two upstairs bedrooms includes windows on two sides, access to an outdoor deck, and tiled, en-suite baths with deep tubs.
- Dramatic views of the Snowmass ski area and Continental Divide from the guest master suite will entice visitors to stay awhile. Glass doors open to the deck from this handsomely dressed room with exposed beams.
- Another warm, inviting guest bedroom on the upper level features exposed beams, a glass door to a deck, twin beds, and a built-in, upholstered seating corner with storage drawers underneath. The views? Forest, wildflowers, and Sam's Knob.
- The lower level 4th bedroom is furnished as a den/office, but with a different furniture arrangement could easily be an additional sleeping space. A sliding glass door opens to a flagstone patio and ski area views. The adjacent bath features marble tile and a glass block shower.
- Just below the master suite resides a flexible space with its own private, separate entrance that is ideal for an artist's studio, dark room, or caretaker apartment. It is plumbed and heated and, with nominal renovation, could be connected to the bedroom above.
- Night time is magical with a nuanced wall-washed lighting system designed by internationally-acclaimed Ray Grenald whose design philosophy evolved from his sensitivity to man's perception of the physical environment. All the lighting is on a Lutron programmable system.
- A large, heated two-car garage is accessed from a covered walkway. Here, a EuroCave wine cellar resides and there is plenty of room for recreational gear.



“ One thing we definitely wanted was a strong connection between the outdoors and inside. We also wanted lots of natural light and at least two light sources in every room. ”  
– homeowners

Master bath



“ I’m a potter, so the way things feel is important to me. I like to walk along and touch the smooth wood with the rich grains. ”  
- homeowner

Guest wing living/media room





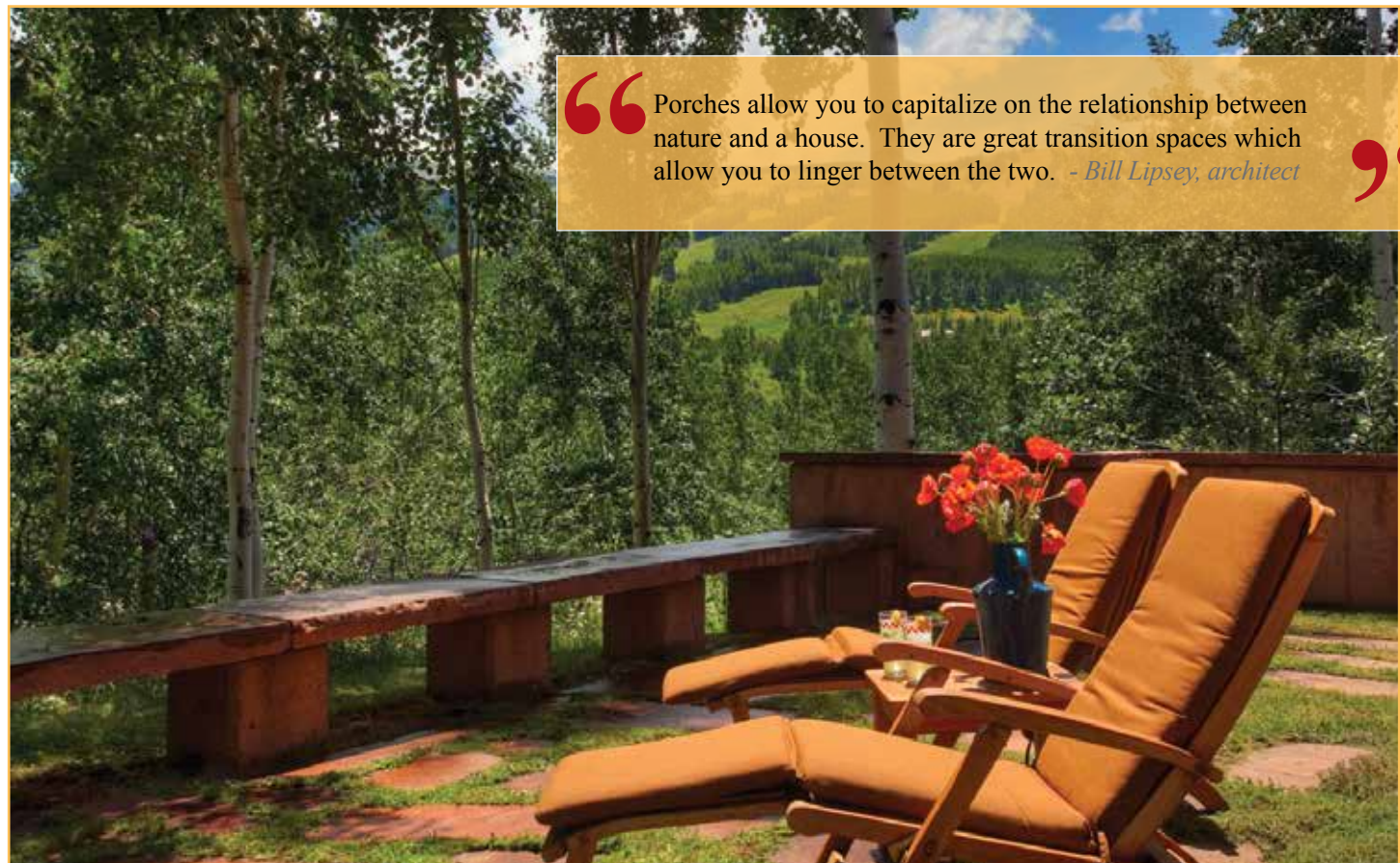
*Upper guest master suite*



*Upper guest bedroom*



*Lower level den/4th guest bedroom*



“ Porches allow you to capitalize on the relationship between nature and a house. They are great transition spaces which allow you to linger between the two. - *Bill Lipsey, architect* ”

*An ideal setting for napping or reading*



“ Style can be misconstrued as surface and ‘what’s hot,’ but things that are really stylish have staying power, and it’s longevity that gives them meaning. - Bill Lipsey, architect ”

Guest wing of home

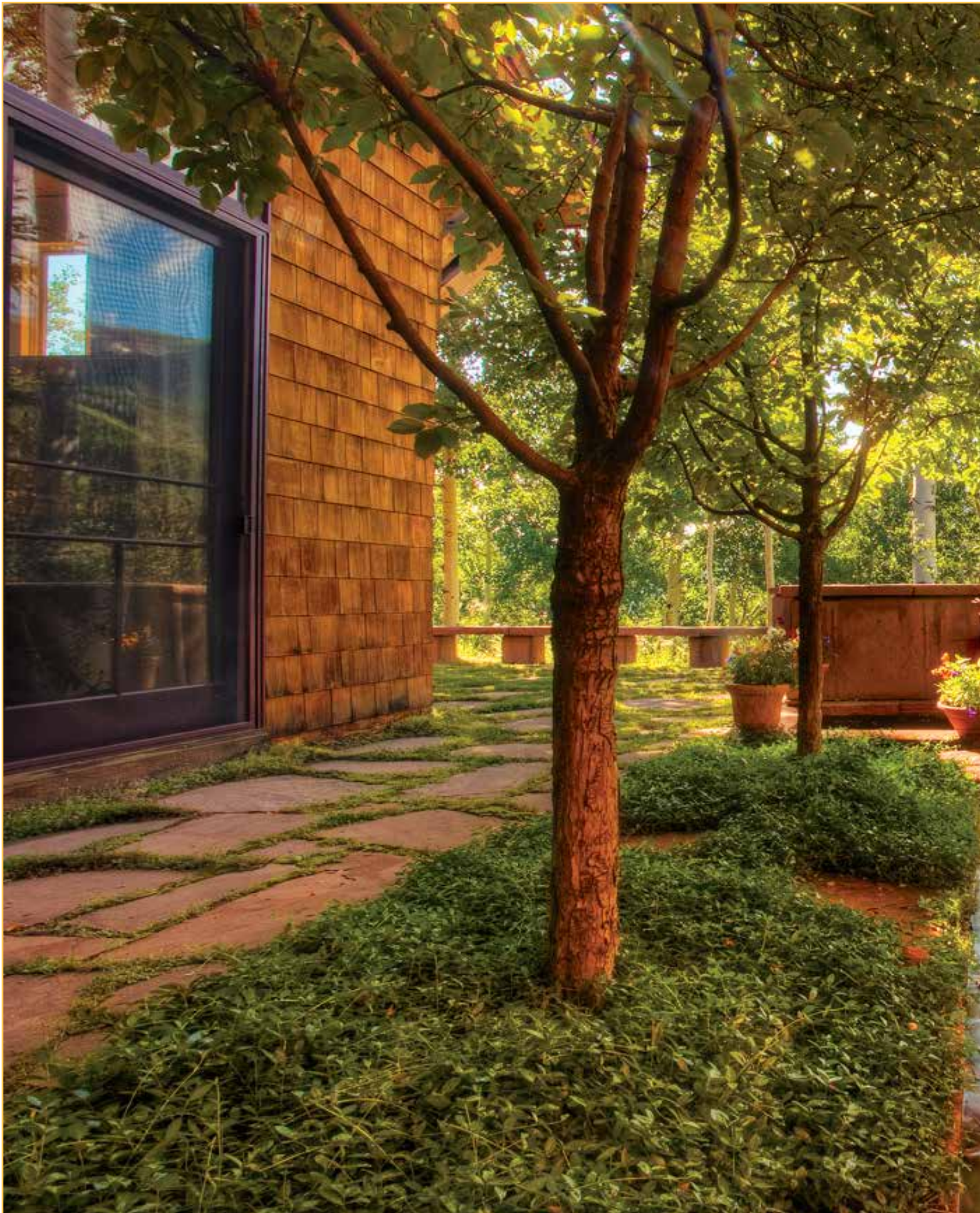
### Exterior Features

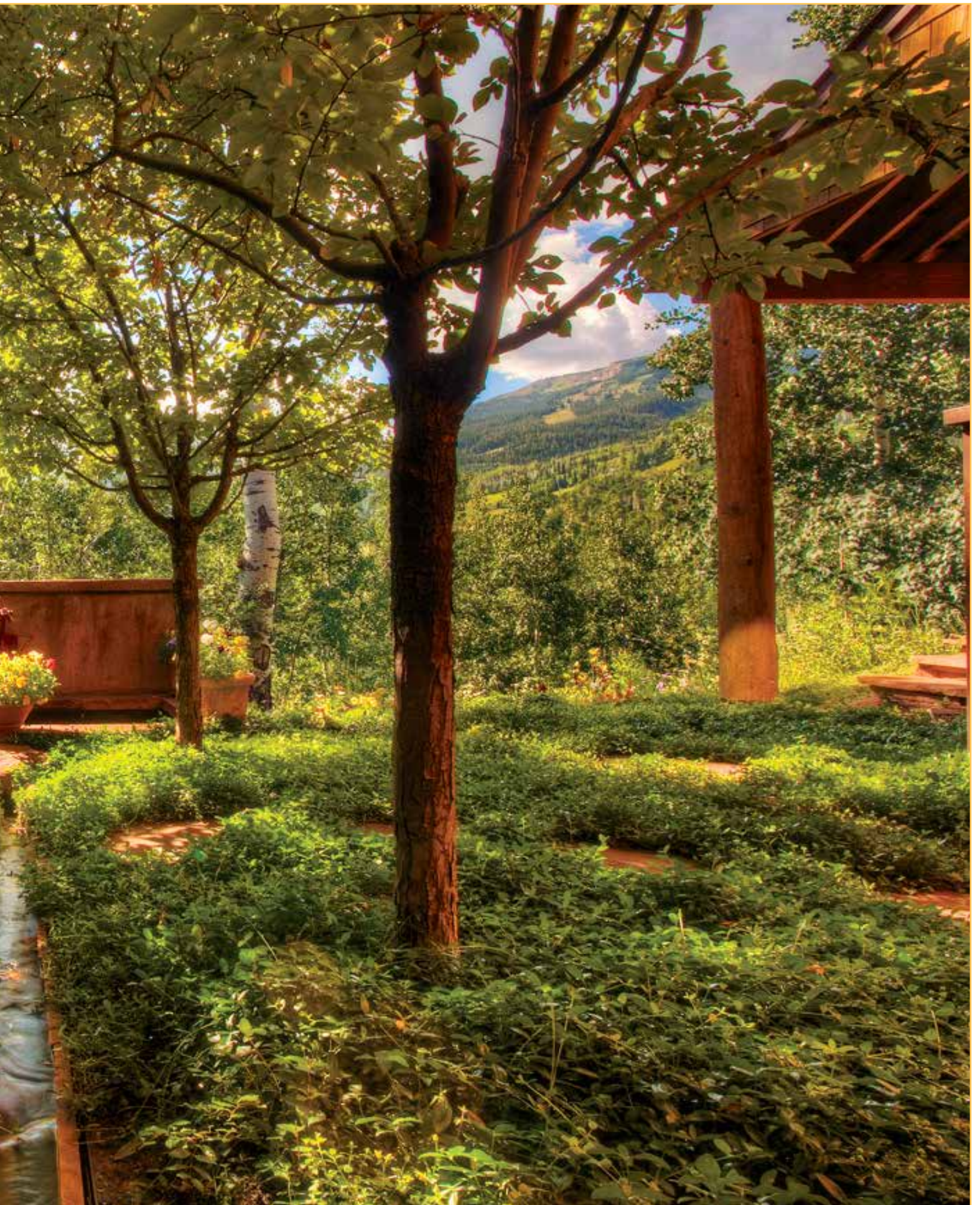
- Seven acres of wooded bliss—aspens, pine trees, wildflowers, a hidden meadow, perennial gardens, Colorado buff flagstone patios (with wild thyme growing between stones), a spa surrounded by Trex-like decking, and a recirculating water feature.
- Spectacular views from the Continental Divide to Snowmass Mountain including the top of Sam’s Knob, Big Burn, the Cirque, and Garrett’s Peak.
- Exterior of durable cedar shingle siding and a dark brown corrugated steel roof. Peeled spruce logs and a blend of six types of stone create Palladian-inspired exterior columns that add to the home’s rustic elegance. Deck railings feature brush-oak twig accent pieces.
- Each bedroom opens to a patio or porch which the property’s architect designed to capitalize on the relationship between nature and the home.
- Spa inset in Trex-like decking off of master bedroom.
- Snowmelt walkway from driveway to front door.

### Additional Remarks

- Very private, yet within five minutes of the Snowmass gondola or the Campground ski trails.
- This home was featured in *Aspen Magazine* (Spring 1998) and in *Building Ideas* (Fall 2000)









*Master bedroom wing*



*Waterfall on property*

“What I wanted,” [says] the homeowner, “was a house that fits into its surroundings, what Frank Lloyd Wright described as “*of the mountain*” rather than *on the mountain*.” This house, with its rusty corrugated roof, broad overhangs, and aubergine-clad windows, fits so snugly into the landscape that someone glancing back up the valley would barely notice it.”

– Mindy Pantiel, writing for  
*Building Ideas Magazine* about this home



*Evening patio with nearby gas grill*



*The home is surrounded by wildflowers*



**Legend**

- |           |              |             |            |
|-----------|--------------|-------------|------------|
| Ski Lifts | Water        | Open Space  | Commercial |
| Trails    | Structures   | Common Area | Vacant     |
| Drives    | Parcels      | Tax Exempt  |            |
| Roads     | Subdivisions | Residential |            |
| Ditches   | Parking      |             |            |

**320 Wildcat Drive • Hidden M**

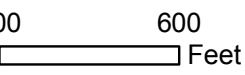


Date: 9/





## meadows at Snowmass Village



2/24/2013



PITKIN COUNTY

THE CITY OF ASPEN GEOGRAPHIC INFORMATION SYSTEM

This map/drawing is a graphical representation of the features depicted and is not a legal representation. The accuracy may change depending on the enlargement or reduction.

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# PLAN TOUR

A unique bridge links a cozy guest suite to the main house, giving visitors ample space and privacy. The transition space serves as a media room and sitting area.

The master bedroom has a door that leads to the Colorado flagstone patio. The hearth in the great-room screens an unwanted view of an adjacent property, in favor of mountain views.

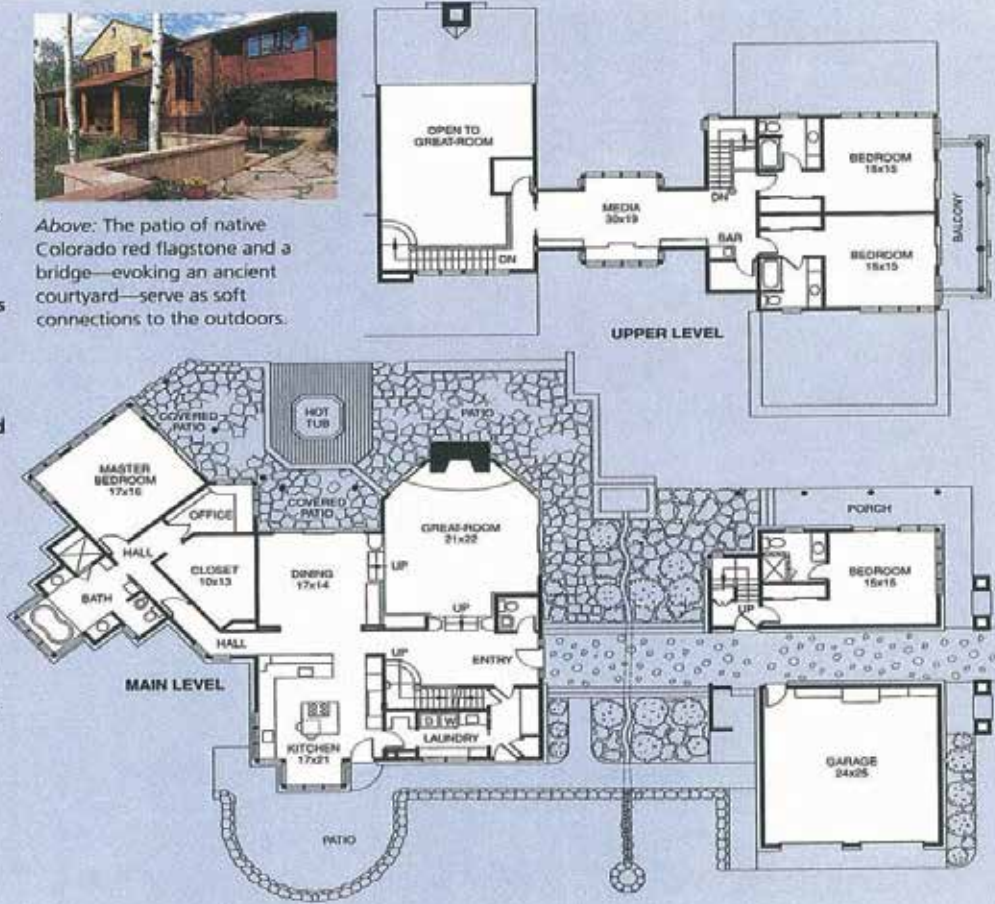
A laundry room is accessible directly from a side entrance and from the entry foyer and kitchen.

Each guest bedroom has its own bathroom.

Illustrator: Carson Ode



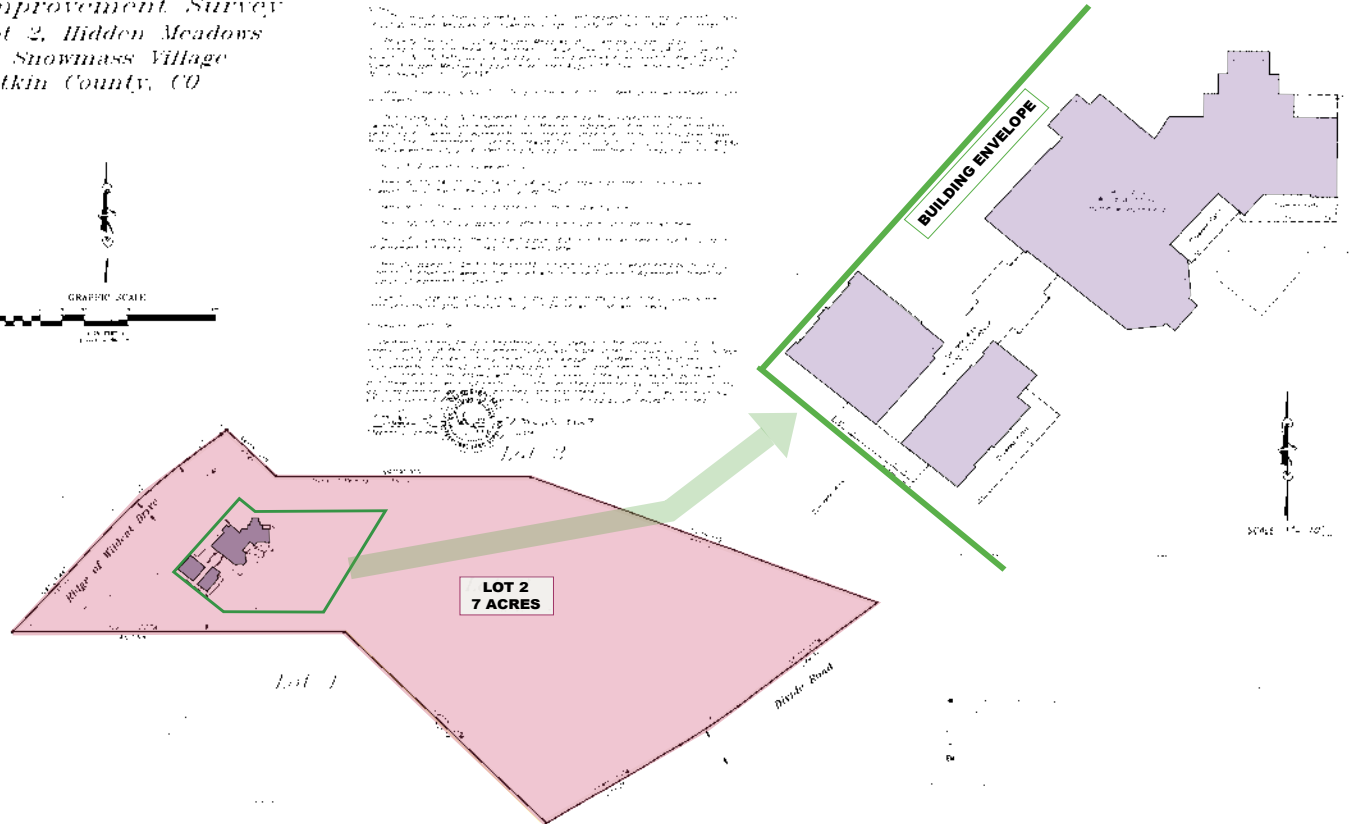
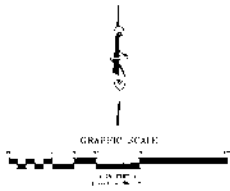
Above: The patio of native Colorado red flagstone and a bridge—evoking an ancient courtyard—serve as soft connections to the outdoors.



Plans from *Building Ideas Magazine*

## Improvement Survey Lot 2, Hidden Meadows at Snowmass Village Pitkin County, CO

*[Faded text, likely a survey report or legal description, partially illegible.]*



	<b>SCHMUESER GORDON MEYER</b> 1118 W. 6TH STREET, SUITE 200 DENVER, COLORADO 80202 PHONE 303-733-1004 FAX 303-733-1005 INTERNET WWW.SGM.COM	<b>Lot 2, Hidden Meadows at Snowmass Village Subd.</b>		10/1/2004	1
		Improvement Survey	10/1/2004	1	

# Hidden Meadows Subdivision

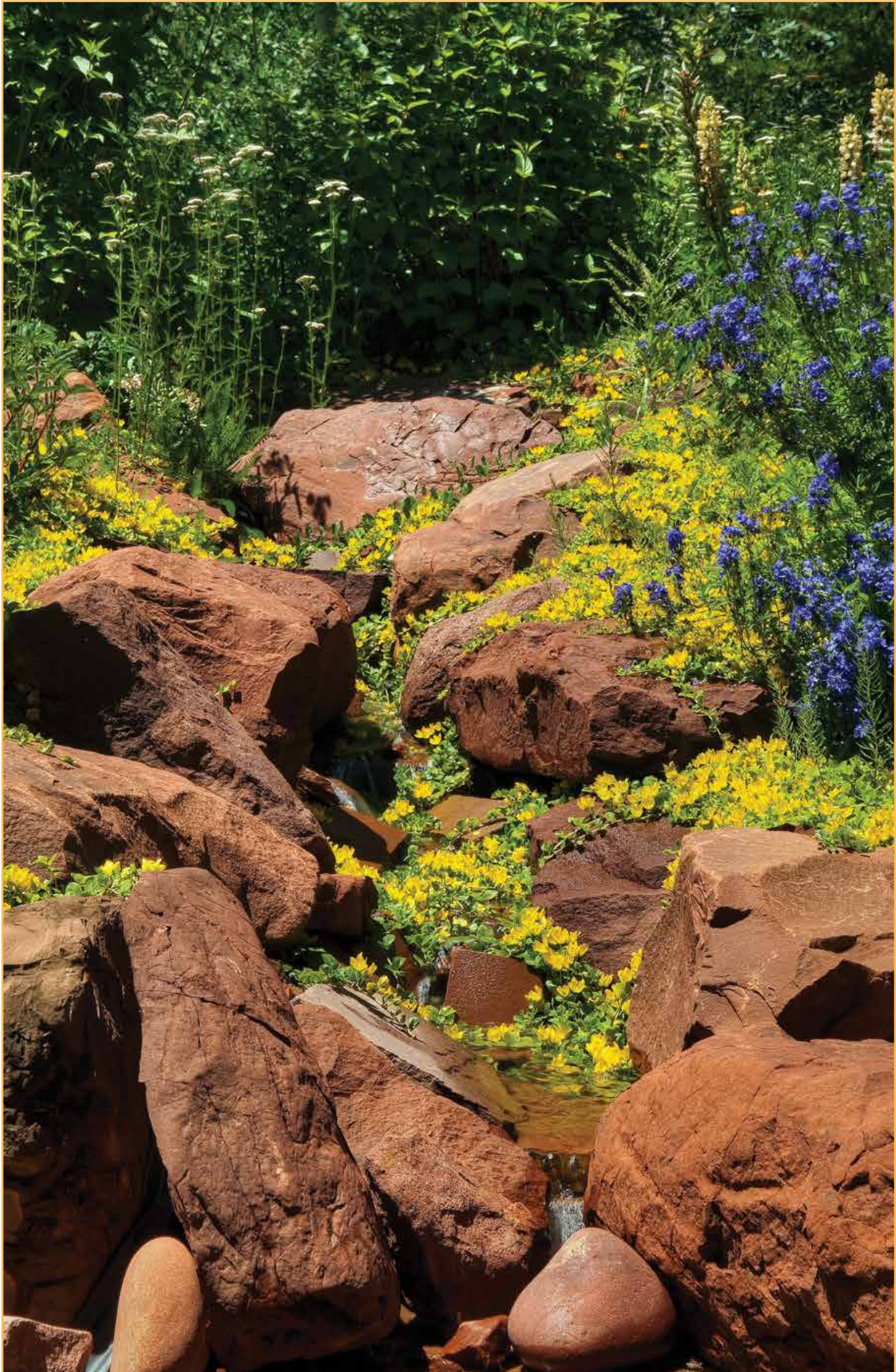




*This is a home you'll want to snuggle into on a cold, snowy night. The ski trails will seem close enough to touch.*



*Home is 5 minutes from the ski slopes*



*Waterfall on property*





## THE TIMBERS CLUB SOCIAL MEMBERSHIP

### Features

- Deeded ownership of one slopeside, assigned parking space in the underground facility.
- One locker in the slopeside ski service center with ski valet services.
- One locker in the downstairs storage area (3'W x 3'D x 10'H).
- Slopeside outdoor heated swimming pool and hot tubs in a beautiful waterfall setting.
- State-of-the-art fitness facility with complete strength and cardiovascular equipment, cardio theatre, locker rooms, spa treatment room, steam room and showers.
- Member's slopeside Club lounge with complete kitchen and climate-controlled wine storage.
- Executive business center featuring computers with high-speed internet access, fax machine, printer and copier.
- Complete concierge services and front desk staffing.
- Timbers Tykes Room.
- Game room with pool table, ping pong table, air hockey, foosball and darts.
- Transportation via The Timbers Club limousine from The Timbers Club to/from Sardy Field Airport, to/from homes within Snowmass Village and to/from Aspen.

### Details

- Annual Dues are \$1490/qtr. Per the Owner, the Club is currently discussing a change to this structure which would dramatically reduce these fees.
- Real estate taxes (for the deeded parking space) are \$1459/yr (2014).
- At any one time, up to six people may visit the Club, including the owner, as guests of the social member. A "day fee" for accompanied guests will be charged to the owner at \$25/guest per day, but only during Christmas holidays and Presidents Day weekend.
- Après ski with beer, wine and hors d'oeuvres is served at 3:30 during the ski season.
- A "Tuesday Night Social," organized by European Caterers, is hosted each Tuesday evening during the winter and summer seasons.
- Continental breakfast is available every morning.



# REAL ESTATE ON HIGHER GROUND

## Details:

<b>Legal Description:</b>	Lot 2; Hidden Meadows at Snowmass Village Pitkin County, Colorado, plus Timbers Club at Snowmass Unit: S19 (deeded parking space)
<b>Street Address:</b>	320 Ridge of Wildcat Drive; Snowmass Village, CO 81615 <i>(Note: Ridge of Wildcat Drive is a private road which services just six homes; there is a gated entrance with keypad security)</i>
<b>Lot Size:</b>	7.3 acres
<b>Elevation:</b>	8860'
<b>Square Feet (heated living):</b>	4426 sq ft, per assessor
<b>Bedrooms/Baths:</b>	4/4½
<b>Year Built:</b>	1995
<b>Fireplace:</b>	1 woodburning in living room
<b>Heating:</b>	Gas-fired, radiant
<b>Decks/Patios:</b>	Patios or porches off of virtually every living space and bedroom; patio with built-in gas grill adjacent to kitchen; Trex deck with spa adjacent to master suite
<b>Garage:</b>	2-car, heated
<b>Laundry:</b>	Room located adjacent to kitchen and to mudroom
<b>Utilities:</b>	Snowmass water, septic system, Source Gas, Holy Cross Electric, Qwest Telephone, Direct TV (satellite)
<b>Extras:</b>	5-minute drive to Campground ski trails (use public parking space at The Divide) or to Base Village and gondola
<b>Views:</b>	Snowmass Ski Area and mountains of the Continental Divide
<b>Architect/Builder:</b>	Bill Lipsey/ Structural Associates
<b>Interior Design:</b>	Brett Robin
<b>Occupant:</b>	Owners
<b>Property Taxes:</b>	\$11,949/yr (2017), Hidden Meadows \$2504/yr (2017), Timbers Club (for deeded parking space)
<b>Homeowner's Fees:</b>	\$500/yr approximately, Hidden Meadows <i>(for gate and road maintenance)</i> \$1490/qtr, The Timbers Club <i>(Note: The Club is currently discussing a change to this structure which would dramatically reduce these fees)</i>
<b>Real Estate Transfer Tax:</b>	None
<b>Price:</b>	\$5,495,000, partially furnished <i>(some artwork, accessories, rugs and kitchenware excluded)</i> ; price includes a Timbers Club social membership
<b>Terms:</b>	Cash, or terms otherwise acceptable to sellers
<b>MLS#:</b>	139845
<b>Website:</b>	HiddenMeadowsRetreat.com
<b>Disclosures:</b>	Contact listing brokers about allowable FAR and current Pitkin County land use regulations



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**Aspen** 534 East Hopkins Avenue | 970.922.2111  
**Next to the Gondola Plaza** 555 E. Durant Avenue, Suite 5A | 970.925.5400  
**Snowmass Village** Next to Alpine Bank | 970.923.2111

**BHHSAspenSnowmass.com**