

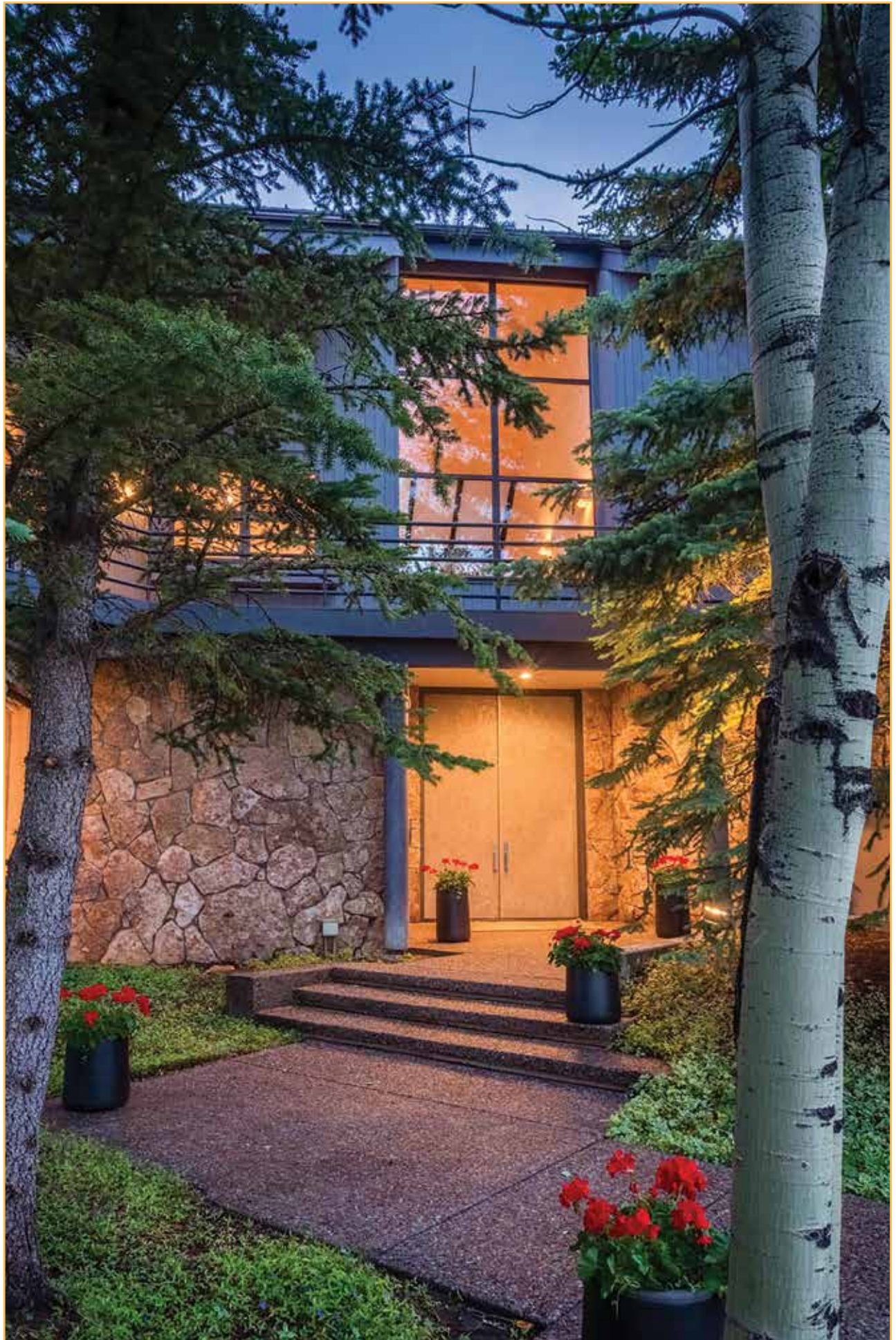


150 BABY DOE LANE
RIDGE RUN IV, LOT 41
SNOWMASS VILLAGE, COLORADO



LUXURY
COLLECTION

BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties





150 Baby Doe Lane | Snowmass Village, Colorado

What: A warm, sunny residence nestled amidst tall aspens at the end of a quiet cul-de-sac at the top of Ridge Run. Masterminded by Aspen's esteemed architect, Bill Poss, this contemporary home is timeless in design and, with its walls of windows and skylights, captures the forest outside, bringing inside light and a sense of the peaceful sanctuary just beyond the doors. A gracious and open floorplan is intended for gathering and entertaining, while flexible spaces throughout the home easily accommodate the family's lifestyle. Features include a large chef's kitchen, two fireplaces, warm wood floors and maple cabinetry, a loft study, and a spectacular master bath. A south-facing terrace, with spa, is beautifully landscaped with wildflowers and melts into the forest. This nearly one-acre property is a veritable wildlife sanctuary all day long. Enjoy ski access back to the house via Two Creeks' West Fork Trail, and ski out via Eddy Out to the Funnel Trail and Base Village. These same trails offer a huge network of mountain biking and hiking options, come summertime.

Where: On the highest lot in Ridge Run, nestled against National Forest Service land and neighborhood common area.

Why: One of the most extraordinarily quiet and peaceful settings in all of Snowmass.

Numbers: \$3,295,000, partially furnished

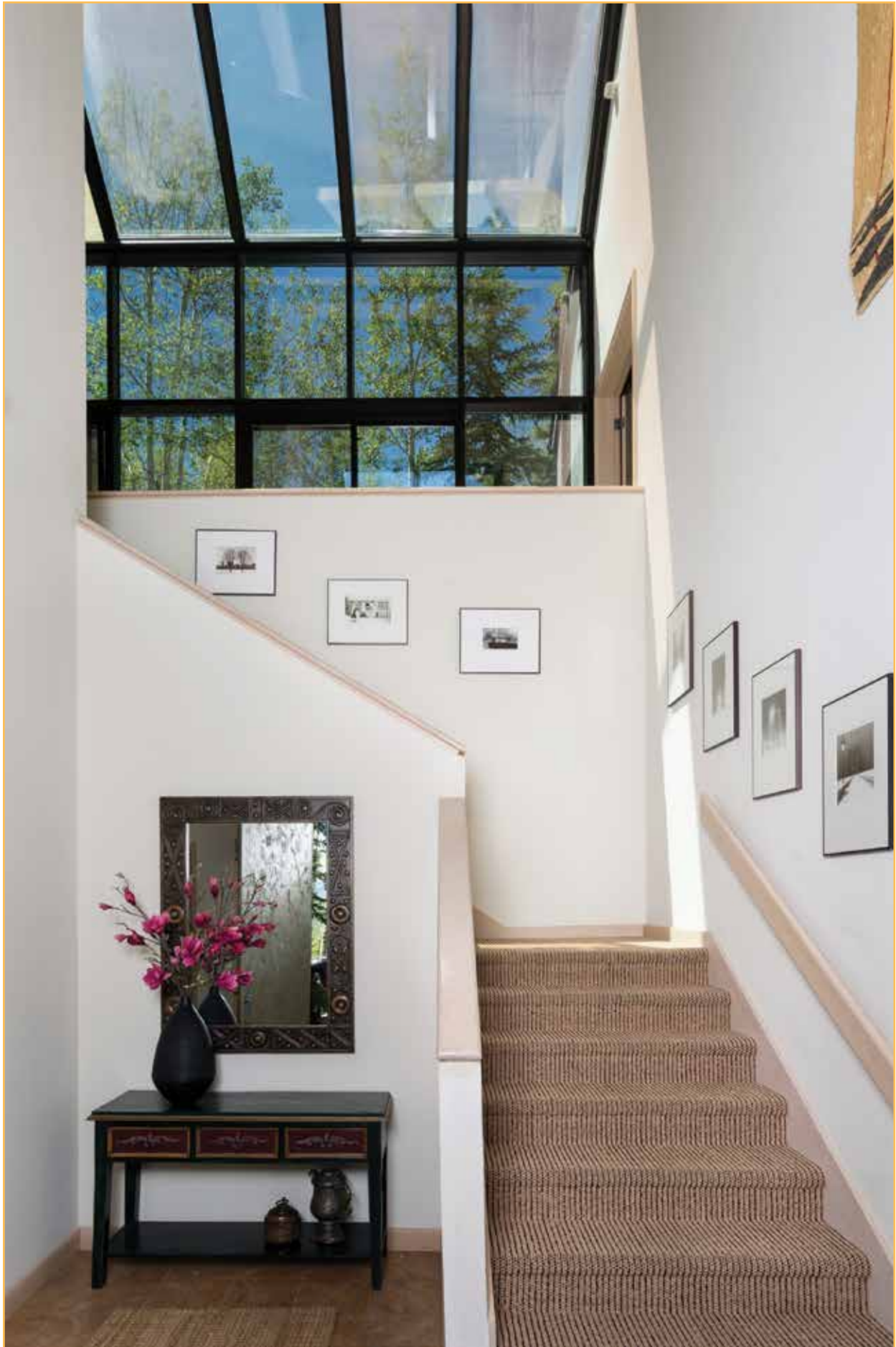
BEDROOMS/BATHROOMS	4 + LOFT STUDY/4½	PARCEL SIZE	.833 ACRES
HOME SIZE	4323 SQ FT	PARKING	2-CAR GARAGE
FIREPLACES	2	EXTRAS	SURROUNDED BY OPEN SPACE



Landing at top of entry stairwell

Interior Features

- Distinctive, tall massive double doors open to a gallery entry with stone tile flooring, soaring vaulted ceilings, and light streaming in from the windows and skylights from the floor above. A carpeted staircase leads up to the main living area (there's plenty of wall space to showcase your favorite paintings or photographs along the way).
- Adjacent to the entry is a double-door, lighted coat closet, a storage closet and a TV sitting area adjacent to the guest bedrooms.
- On the spacious, open main level, walls of huge picture windows, sliding glass doors, and skylights fill the space with sunshine and showcase the beautiful natural surroundings.
- Windows in every direction in the great room frame the spectacular setting of aspen groves, evergreen trees, and mountain views beyond. Architectural details include wood vaulted ceilings, recently refinished white oak floors, and a woodburning fireplace surrounded by native lichenrock. A built-in wet bar, refrigerator with ice-maker, and media center allow for gracious entertaining.
- Sliding glass doors open to a sunny south-facing patio with lovely wildflower landscaping and aspen forest views.
- The dining room features two beautiful window walls and north-facing views, a vaulted ceiling, and a built-in sideboard. Extra linens and serving pieces can be stored in the adjacent entertaining closet. A glass door opens to a deck overlooking aspens and the valley beyond.
- A contemporary powder room features bamboo-like cloth wallpaper and a rectangular pedestal sink.
- The big, open kitchen is perfect for entertaining. Five friends can belly up to the large, granite center island which includes a bar sink and Miele 5-burner gas stove top. Other features in the kitchen include high-quality Blum maple cabinetry, granite counters, a stainless sink and views across the valley. Also featured, a Sub-Zero refrigerator/freezer, two ovens (including a Dacor convection and traditional oven), a Sharp Carousel microwave, wood-paneled KitchenAid dishwasher, and a Whirlpool trash compactor.



The front entry stairwell where the aspen forest at the top of the landing pulls you into the living room



Living room with vaulted wood ceiling features an entertainment center and wet bar



Gleaming wood floors, maple cabinetry and spiral staircase reflect this home's timeless architecture



A dining room in the treetops



A glorious chef's kitchen





Main level study, set amongst the aspens, could also be a 4th bedroom; there is an adjoining bath with shower





Peaceful master bedroom with vaulted ceiling

- The main-level master suite has an intimate ambiance. Windows overlooking the aspens outside have sliding Japanese shoji screens. Ivory travertine surrounds a gas fireplace.
- A dreamy master bath features a soaring cathedral ceiling with a high window wall that fills the space with natural light. There is also a generously-sized double vanity/dressing area, a huge walk-in closet with His and Hers areas fully outfitted with built-ins, and a separate water closet with bidet and pedestal sink. Plus, there is a luxurious separate spa with steam shower, jetted tub, and a heated towel rack. A closet door conceals a handy Maytag stacked washer/dryer.
- A guest bedroom on the other side of the main level is currently being used as a den and features built-in maple bookshelves, a desk and associated office cabinetry. Windows overlook aspens and the valley beyond, and a sliding glass door opens to a small east-facing patio, set in the forest.
- Details of the adjoining 3/4 bath include a granite-topped vanity, maple cabinetry, plus travertine tile flooring and shower surround.



Master bath with spa beyond



Master suite



Master bath with jetted tub and steam shower



Loft office with a wall of built-in library shelves

- A beautifully-engineered wood spiral staircase leads to a light-filled loft study that could also be used as a family room or exercise area. The room has volume with cathedral ceilings and windows to the east, plus Japanese shoji sliding screens that open to (or provide privacy from) the living room below. The room has a handsome built-in media center and a wall of library bookshelves. There is also a huge storage closet on this level.
- On the entry level is the guest master bedroom which has two window walls and views of the aspens. A pocket door opens to a separate vanity area with generous cream-colored Corian counters, Hollywood lighting, and an adjacent double closet. Ceramic tile surrounds the tub/shower.
- Children will love the fun bunk room. Two sets of charming log bunk beds are complemented by a matching dresser. A sliding glass door opens to mountain views to the north through the aspens. The ensuite bath has a roomy vanity area, plus ceramic tile flooring and tub/shower surround.
- A large laundry room is roomy enough to accommodate a Maytag washer and dryer, lots of cabinet storage, a folding area, and shelving for supplies.
- A 2-car garage includes a built-in work bench, abundant storage, and a handy peg board. There is a closet there cool enough for wine storage.



Powder room



Guest master suite



Bunk bedroom



Beautiful in all seasons

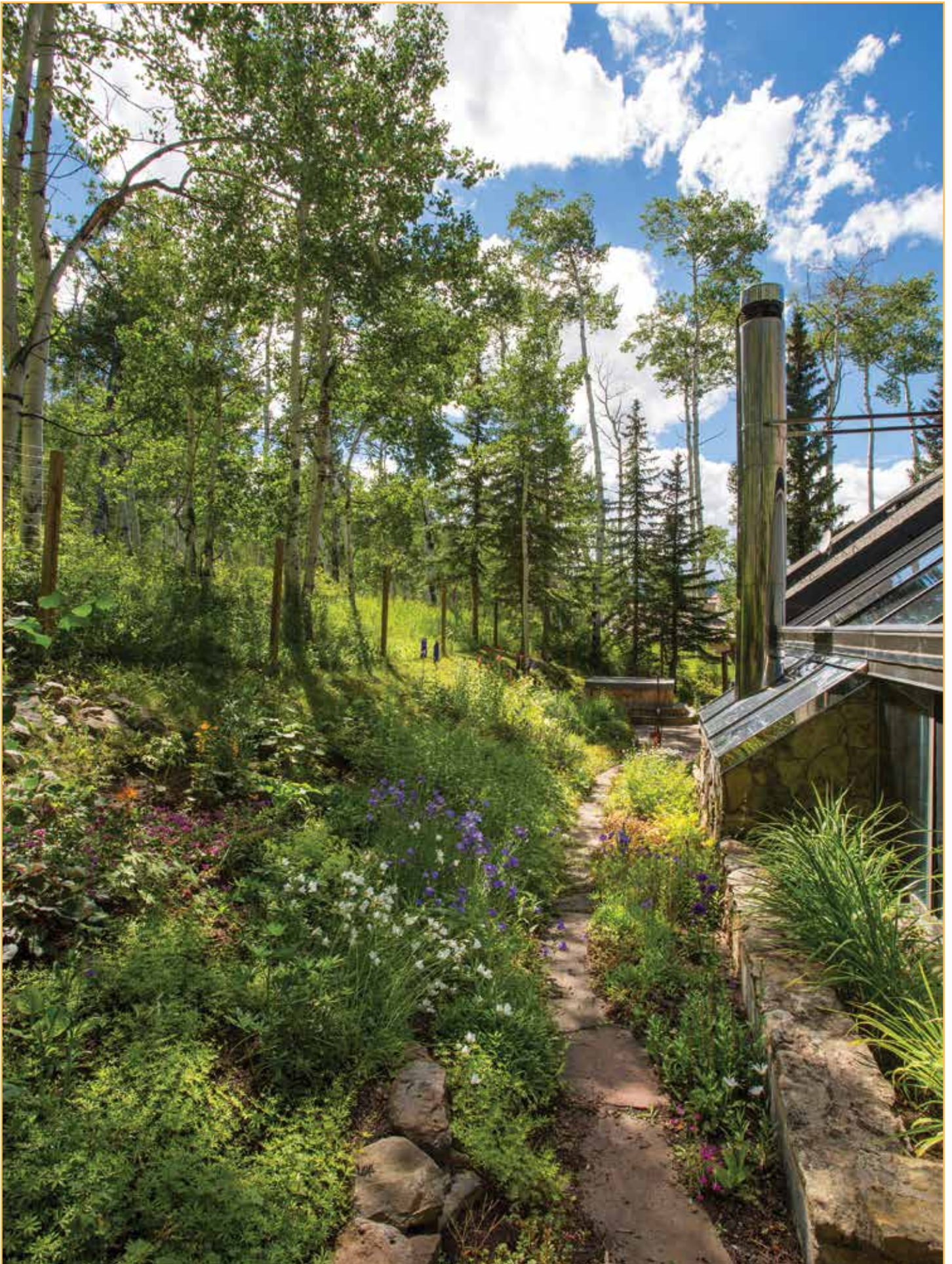




Sunny, south-facing terrace nestled right up against a huge stand of aspens

Exterior Features

- This homesite backs up to National Forest Service land to the south and Ridge Run common area to the east. Watch the parade of passing deer and fox throughout the day.
- A sunny aggregate stone terrace adjacent to the main living area has views of the ski area through the aspens and evergreen trees. The patio is designed for fun with a hot tub and Weber gas grill.
- The wooded lot is beautifully landscaped with indigenous plantings and wildflowers.
- A deck off the dining room faces north to mountain and valley views. A discreet fence protects wild flowers from deer.
- Asphalt driveway and apron around the front entry.
- Ski-out access is across Forest Service land to the Eddy Out trail which flows into the Funnel trail, which then leads to Assay Hill or to Base Village and the Elk Camp Gondola. Ski-in access is via Two Creeks' West Fork Trail. All easy for intermediate skiers.
- In summer, there is easy access to an entire network of hiking and mountain biking trails which, depending upon the trail, lead to Snowmass Village, the top of Elk Camp, or even to Aspen through Buttermilk.

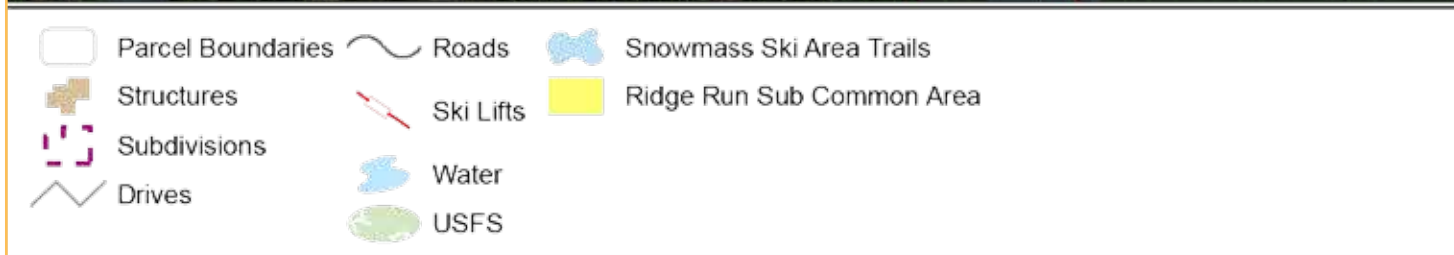
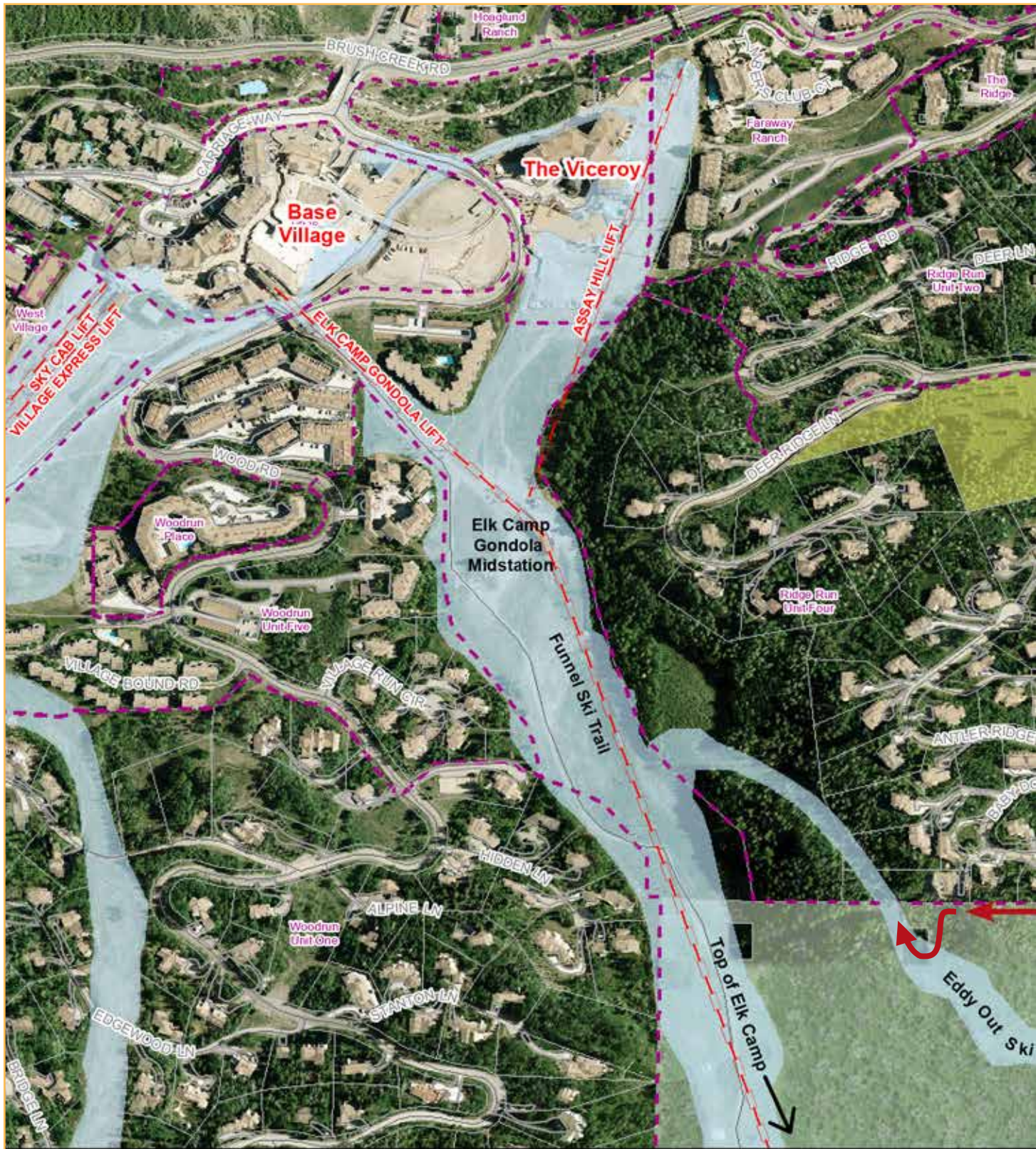




Ski back to house easily from the West Fork Trail



This home is nestled against National Forest Service land – wildflower gardens blend into stands of huge aspen trees





Ridge Run IV, #41

1 inch = 400 feet
 0 200 400
 Feet

Date: 1/20/2015

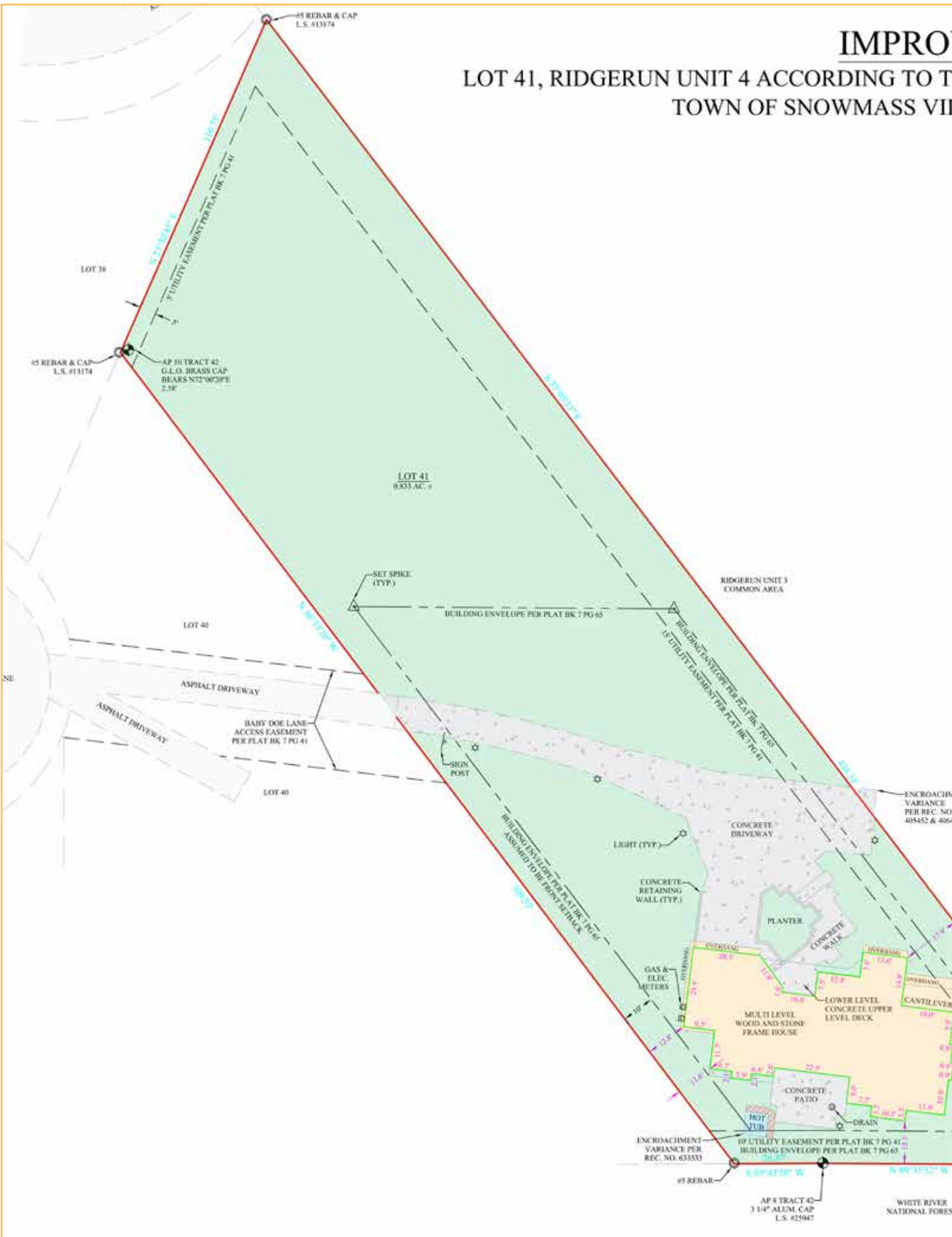


This map/drawing is a graphical representation of the features depicted and is not a legal representation. The accuracy may change depending on the enlargement or reduction.

Copyright 2015 Pitkin County GIS

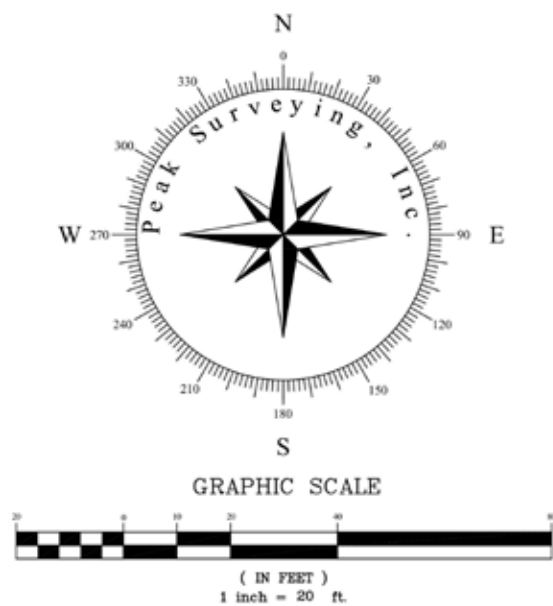
IMPRO

LOT 41, RIDGERUN UNIT 4 ACCORDING TO T TOWN OF SNOWMASS VIL



IMPROVEMENT SURVEY PLAT

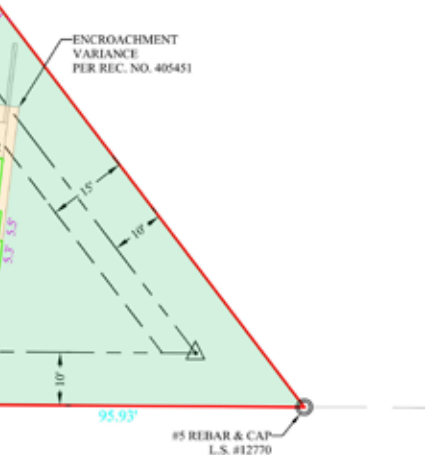
THE PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41
VILLAGE, COUNTY OF PITKIN, STATE OF COLORADO



NOTES:

- 1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01330-52566-AMENDMENT NO. C3 DATED EFFECTIVE OCTOBER 28, 2014.
- 2) THE DATE OF THIS SURVEY WAS JANUARY 6-7, 2015 AND MAY 19, 2017.
- 3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N 37°09'33"W BETWEEN THE SOUTHEASTERLY CORNER OF LOT 41, UNIT 4, A #5 REBAR & CAP L.S. #12770 FOUND IN PLACE AND THE NORTHEASTERLY CORNER OF LOT 41, UNIT 4, A #5 REBAR & CAP L.S. #13174 FOUND IN PLACE.
- 4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
- 5) THIS SURVEY IS BASED ON THE RIDGERUN UNIT 4 FINAL PLAT RECORDED DECEMBER 19, 1978 IN PLAT BOOK 7 AT PAGE 41 IN THE PITKIN COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.
- 6) THERE WAS APPROXIMATELY 2-3 FEET OF SNOW AND ICE ON THE GROUND AT THE TIME OF THE JANUARY 2015 SURVEY AND 8" OF SNOW AND ICE AT THE TIME OF THE MAY 2017 SURVEY. IMPROVEMENTS MAY EXIST WHICH WERE NOT VISIBLE AT THE TIME OF SURVEY.
- 7) NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENTS EXIST ON AND ALONG ALL PUBLIC AND PRIVATE ROADS AND DRIVES AS DESCRIBED ON PLAT BOOK 7 PAGE 41.
- 8) THE WESTERLY LOT LINE OF THE SUBJECT PARCEL IS ASSUMED TO BE THE FRONT LOT LINE.
- 9) THIS PROPERTY IS SUBJECT TO EASEMENTS AS DESCRIBED IN BOOK 254 AT PAGE 837 AND BOOK 258 AT PAGE 164. THE ACTUAL LOCATIONS OF EASEMENTS ARE NOT DESCRIBED.
- 10) THE NORTHERLY BUILDING ENVELOPE BOUNDARY AS SHOWN HAVE BEEN DIGITIZED FROM PLAT BOOK 7 AT PAGE 65. THE DIMENSION ACROSS THE ENVELOPE IS UNREADABLE OF NOT SHOWN.

MENT
405451
84



IMPROVEMENT SURVEY STATEMENT

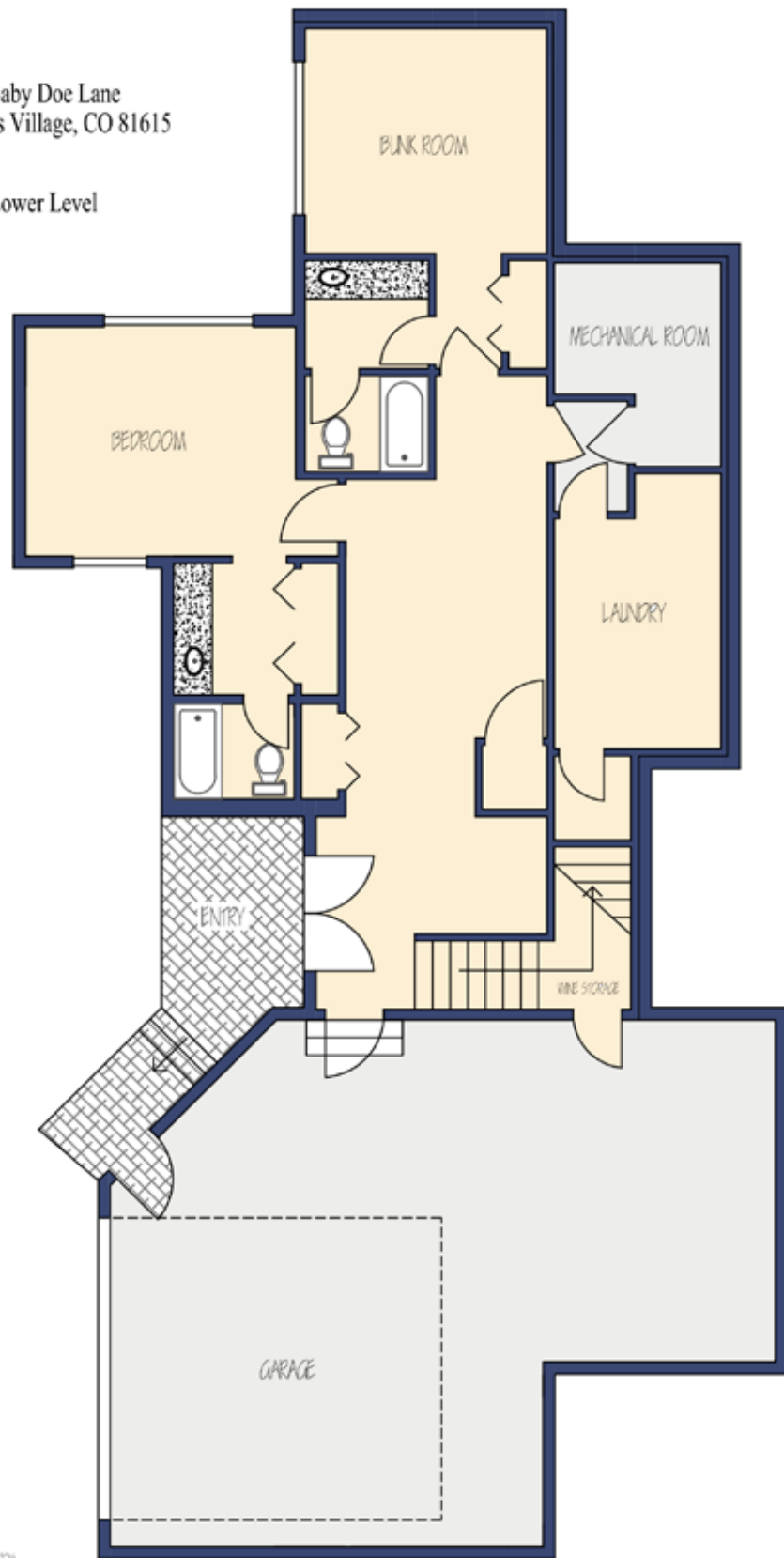
I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY PEAK SURVEYING, INC. FOR KAYE FAMILY SNOWMASS TRUST AND STEWART TITLE GUARANTY COMPANY.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JANUARY 6-7, 2015 AND MAY 19, 2017, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. I FURTHER STATE THAT I HAVE EXAMINED THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01330-52566-AMENDMENT NO. C3 DATED EFFECTIVE OCTOBER 28, 2014 AND FIND ALL EXCEPTIONS TO TITLE THAT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: 
JASON R. NEIL, P.L.S. NO. 37935
37935
05/19/17
PROFESSIONAL LAND SURVEYOR

150 Baby Doe Lane
Snowmass Village, CO 81615

Lower Level



DESIGNED BY
R.L. ZIMMERMAN
ARCHITECTS/INTERIORS
REVISED 1/2011 / DWG. 0-110P/1/2011

150 Baby Doe Lane
Snowmass Village, CO 81615

Main Level

BEDROOM/ STUDY

LIVING ROOM

DINING

KITCHEN

PATIO

HOT TUB

Upper Level

OFFICE

MASTER SUITE

HERS

HIS

DESIGNED BY
TOP DESIGNERS
ARCHITECTS & INTERIORS
MEMBER OF AIA / IIDA / ASID / AIAA



REAL ESTATE ON HIGHER GROUND

Details:

Legal Description:	Lot 41; Ridge Run Unit IV; Pitkin County, Colorado
Street Address:	150 Baby Doe Lane; Snowmass Village, Colorado 81615
Elevation:	8995'
Lot Size:	0.833 acres (36,285 sq ft); there is a sense of owning much more, however, since property backs up to National Forest Service land and Ridge Run common area
Architect:	Bill Poss, Poss Architecture & Planning
General Contractor:	Kjell Van Hagen
Square Feet (heated living):	4323 sq ft, per True Dimensions
Bedrooms/Baths:	4 bedrooms + loft study/4½ baths
Year Built/Remodeled:	1986/2011
Fireplaces:	Lichenrock, woodburning fireplace in living room; gas fireplace in master bedroom
Laundry:	Spacious laundry room with Maytag washer/dryer on lower level; stacked Maytag washer/dryer in master bath
Decks/Patios:	South-facing aggregate terrace with hot tub, off of living room; north-facing balcony off of dining room overlooking the valley
Parking:	Two-car, heated garage, with windowed doors and plenty of workbench and "toy" storage
Heating:	Gas, forced air
Occupant:	Second home – occasional owner use
Property Taxes:	\$11,968/yr (2016)
Homeowners Fees:	\$90/year (Snowmass Homeowners Association, 2016-17)
Real Estate Transfer Tax:	1% of purchase price, paid by Buyer at Closing
Price:	\$3,295,000, partially furnished (inventory available upon request)
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	137889
Property Website:	RidgeRunSkiRetreat.com

DISCLOSURE: Information herein deemed reliable, but not guaranteed. Due to differences in measurement methods, neither Seller nor Broker can warrant the square footage of any structure or the size of any land being purchased. Broker measurements are for marketing purposes and are not measurements for loan, valuation or any other purpose. If exact square footage is a concern, the property should be independently measured.

NOTE: A few accessories shown in the photographs were used for staging purposes and are not included in the sale. A complete inventory is available upon request.



© 2015 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered serve marks of HomeServices of America, Inc.® Equal Housing Opportunity. Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation.



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION

BJ Adams | 970.379.2114 | bj@BHHSAspenSnowmass.com
Leah Moriarty | 970.379.7197 | leah@BHHSAspenSnowmass.com

Aspen 534 East Hopkins Avenue | 970.922.2111
Next to the Gondola Plaza 555 E. Durant Avenue | 970.925.5400
Snowmass Village Next to Alpine Bank | 970.923.2111
BHHSAspenSnowmass.com



© 2015 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered serve marks of HomeServices of America, Inc.® Equal Housing Opportunity. Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation.