

THE WILDS TOWNHOME

755 PROMONTORY LANE • BASALT, COLORADO



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION



THE WILDS TOWNHOME

This is it – the last new unit of the crowning phase of luxury townhome living at The Wilds. Nestled in a mountaintop setting with Mt. Sopris views – sits the crown jewel of the neighborhood – an enclave of townhomes with unsurpassed finishes and thoughtful attention to design and detail. One last new unit is now available.

Three levels of contemporary Colorado living are connected by a contemporary, open stairwell and served by an elevator. Coveted spaces including a bonus/flex room with unobstructed views of the foothills and a lustrous full bath reside on the lower level.

The Wilds is surrounded by protected, federally owned land. Hiking trails to the Basalt Mountain hillside are a few steps from your door. You have access to the community pool and hot tub on the premises. Not to mention a walking trail to charming downtown Basalt with its two rivers, galleries, shops and restaurants.

The subdivision is expertly managed by Excell Property Services, so it's well maintained while you play or while you're away.





The spacious, light and bright, contemporary main living area occupies the entire top level. Soaring vaulted ceilings, a dining deck and very open floor plan invite everyone to mix, mingle and take in the views of Mt. Sopris and the surrounding foothills. Gather in front of the gas fireplace to share stories of the day's adventures.







The top floor perspective – wide open living spaces for uniting loved ones or entertaining guests – and wide open views of the foothills of the Elk Mountain Range. Celebrate summer by dining al fresco on the deck with Mt. Sopris as the backdrop.





The clean lines of the fresh, contemporary kitchen with white Caesarstone countertops and sleek ArtCraft cabinetry with shiny chrome pulls epitomizes style and function. Count on German quality and innovation with top-class Miele appliances.













Wake up to mountain views bathed in morning light from the very spacious master suite with a private deck. A generous closet accommodates your year-round wardrobe.





Watch deer walk through the adjacent Division of Wildlife land as you indulge in the free-standing tub in the enormous, spa-like master bath. Exquisite marble mosaic tile accents the steam-ready shower and comprises the backsplash of the quartz stone double sink vanity.







Guests will enjoy staying in either of the guest suites, the mountainside or the one with Mt. Sopris views. Their full baths feature distinctive, sleek marble in neutral shades, white quartz stone, and GeoStone tile. The laundry room, complete with cabinetry and washer/dryer hookups, is also conveniently located on the second level.





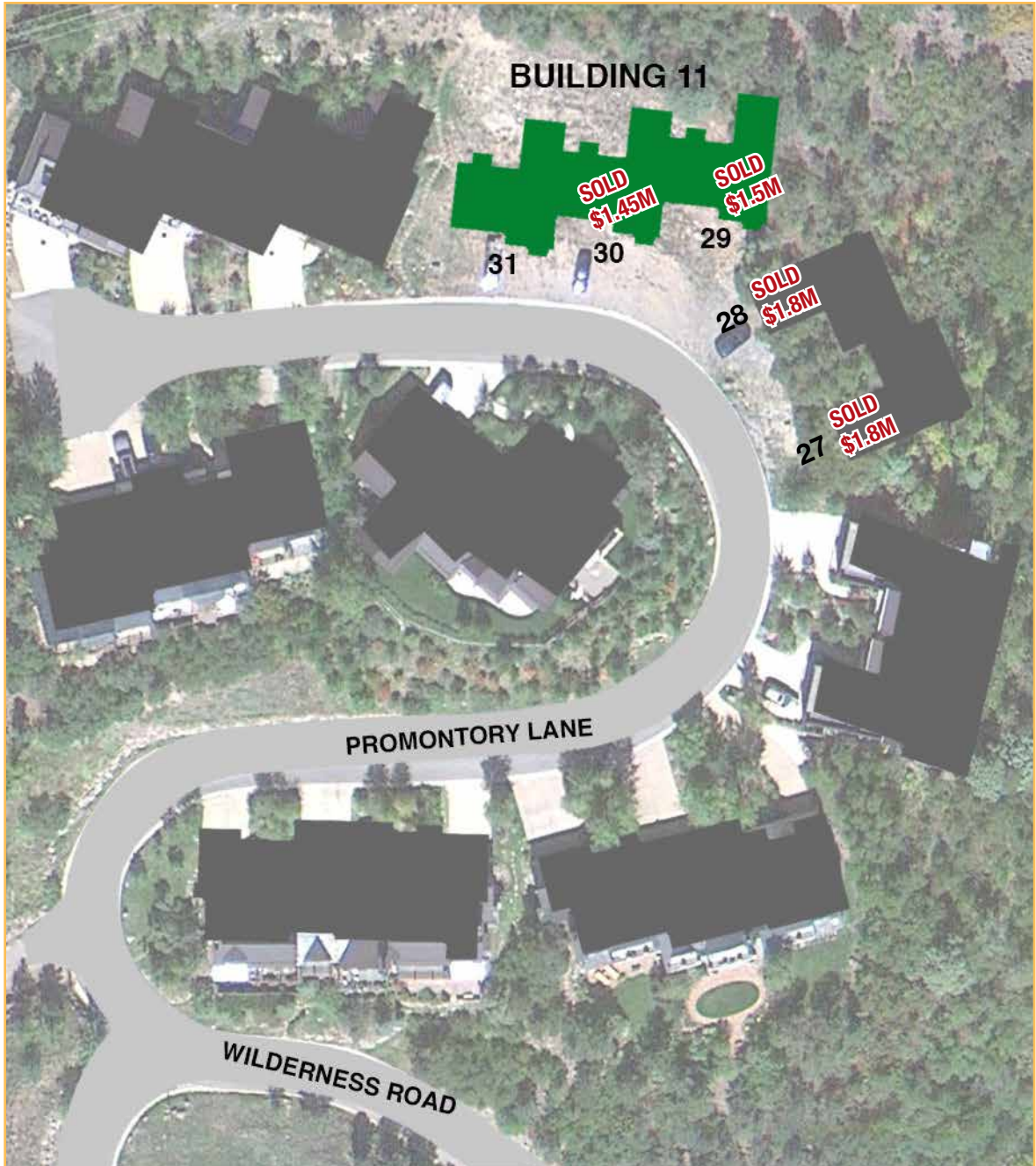














DETAILS

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| LEGAL DESCRIPTION: | Lot 31 (Building 11), The Wilds PUD, According to the amended Site Specific Development Plan, Final Development PUD and Final Subdivision Plat of The Wilds PUD recorded July 28, 1997 in Book 733 at Page 133 as Reception NO. 629090 |
| STREET ADDRESS: | 755 Promontory Lane, Basalt, CO 81621 |
| BEDROOMS/BATHS: | 4/4½ |
| SQUARE FEET: | 3,185 per finishing architect for the project, Ken Adler of KA Designworks, Inc. |
| YEAR BUILT: | 2015 + Certificate of Occupancy issued in 2016 |
| FIREPLACES: | Gas fireplace in living room. |
| LAUNDRY: | Laundry room located on second level – near to bedrooms. |
| DECKS/PATIOS: | Off of master bedroom on second level and off of dining room on third level – both with views |
| PARKING: | Private two-car garage |
| HEATING/COOLING: | Forced air heating and cooling and radiant heat in master bathroom. |
| UTILITIES: | Town of Basalt Water / Basalt Sanitation |
| VIEWS: | Mount Sopris and the foothills of the Elk Mountain Range |
| AMENITIES: | The Wilds is a well-managed community with swimming pool and hot tub. HOA fees include trash removal, snow removal from parking areas and driveways, common utilities, insurance, some exterior maintenance, contingency fund and property management. Property Manager is Rick Hayes of Excell Property Services – 927-3734 |



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|-------------------|---|
| EXTRAS: | Elevators in each unit to serve all three floors. |
| OCCUPANT: | Owner |
| DISCLOSURES: | Listing Broker, Kristen Maley, has an ownership interest of the selling company, The Wilds RE, LLC. |
| HOMEOWNERS FEES: | \$2,307 per quarter |
| PRICE: | \$1,489,000 |
| TERMS: | Cash, or terms otherwise acceptable to Seller. |
| MLS: | 150053 |
| PROPERTY WEBSITE: | TheWildsLuxury.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.

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