



411 FOX RUN DRIVE
MISSOURI HEIGHTS, COLORADO



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION





422 FOX RUN DRIVE MISSOURI HEIGHTS, COLORADO

What: A grand mountain home on two sprawling acres with snowcapped Elk Mountain Range vistas extending from Snowmass to Glenwood Springs. Whether for family living or for entertaining guests, this home is thoughtfully designed to fit the way you want to live inside and out. Not only does the home optimize the natural setting, it has the perfect kitchen, cozy dining room with fireplace, two living areas, and a versatile bonus room. From the master suite, let the changing colors of sunlit Mt. Sopris determine “time to rise”. Take in mountain views and observe the passing wildlife from every room. Sip iced tea on the wrap-around covered porches or deck while the children roam in the fenced-in manicured yard. Watch the sunset from the hot tub on the stone patio set privately away from the house. Expect big blue skies and star-studded nights.

Where: In prestigious Fox Run Meadows—a prominent Missouri Heights neighborhood where the homes are spacious and privately placed among the rolling meadows.

Why: An enviable home with spectacular scenery in an inspirational setting – yet close to all of the conveniences of the valley floor.

Numbers: \$1,595,000, unfurnished







Colorado stone surrounds the great room fireplace, architectural trusses and plenty of windows

Interior Features

- Architect David Johnston masterfully designed this home with a very livable floorplan, fine finishes, and thoughtful touches throughout. Solid wood panel doors and trim, textured walls, hickory floors, and alder cabinetry grace this home.
- Stunning snowcapped Mt. Sopris is the showpiece of the expansive mountain views when you enter through the impressive paneled front door with hammered metal accents.
- Generous picture windows in the great room frame spectacular views of Snowmass Mountain, Capitol Peak, Mt. Daly, the summit of the Maroon Bells, Mt. Sopris, and the Sunlight ski area. Rough sawn trusses and posts complement the cedar cathedral ceiling and a gas-log fireplace surrounded by Colorado stone. A glass door opens to the covered porch.
- Dine to mountain views and the ambiance of a gas-log fireplace in the spacious dining room with a lovely chandelier of iron and glass.
- The fabulous family kitchen is designed to make it easy to whip up a meal for a crowd. Features include generous granite counter space and alder cabinetry, a black granite center island with veggie sink, a large walk-in pantry, and top-of-the-line appliances. A spacious granite breakfast bar counter accommodates 4 bar chairs.
- Stainless appliances include a GE Monogram refrigerator/freezer with water/ice dispenser, Viking Professional gas range with griddle & oven, Viking hood, a second Viking oven, Whirlpool microwave, and KitchenAid dishwasher.
- The powder room (located near the main entry) emanates mountain sophistication with a rustic-style vanity, distressed copper vessel sink, copper fixtures, and distinctive French bronze lighting.



Main floor powder room



Family-sized cooks kitchen with adjacent dining area and windows all-around





Generous master suite with gas fireplace and pillow views



Master bath with jetted Kohler tub, steam shower and walk-in closet



Second level guest bedroom #1

- The light and view-filled master suite showcases vistas from Mt. Sopris to the far mountain vistas to the west. Your private refuge features a gas-log fireplace, TV alcove, cathedral ceiling, and a glass door to the deck.
- The master bath has it all. Soak in the jetted Kohler tub surrounded by granite & tile and take in sunset views of the pastoral landscape. Even the stone tiled steam shower has a view. Other features include a double vanity with granite countertop, alder cabinetry, wrought iron accents, a window in the water closet, and a walk-in closet with built-ins and a window.
- Two upstairs bedrooms share a Jack and Jill bath. One bedroom highlights views from Basalt Mountain to Snowmass Mountain and a spacious closet. The other bedroom showcases big views from Snowmass to Sunlight Mountain.
- The shared bath is well-heeled with granite tile flooring, a separate vanity area with two sinks and a granite countertop, a granite tile tub/shower surround, and a window to mountain views.
- The north wing of the house features a large bonus room with a full bath and an office area. The bonus room has so many possibilities . . . generous guest suite, home office, artist's studio or nanny's quarters to name a few. Windows on three sides showcase expansive mountain views. The inviting, all tile bath is highlighted by a Kohler vessel sink and French bronze lighting.



Views looking west



Second level guest bedroom #2



Jack and Jill bath 9



Walkout level guest bedroom

- The downstairs guest bedroom is light and bright with views from the Mt. Sopris summit to the downvalley mountains. Walk out to the patio and lawn.
- Attractive decorative vanity tile, a rustic wood frame mirror, 12" tile tub/shower surround and flooring, and iron accents grace the full bath.
- Everyone has room to stretch out in the roomy downstairs family/media room with full wet bar and walk-out access to the tiered patio, hot tub, and yard. The bar features a counter of pressed concrete, a stainless sink, wire mesh-front cabinetry, wine rack, and Kenmore Elite mini-fridge.
- The spacious mudroom/laundry room has its own entrance for keeping the mess away from the rest of the house. It features three big windows, a glass door, slate tile flooring, a double coat closet, deep laundry sink, alder cabinetry and an oversize capacity Maytag Performa washer & dryer.
- The 3-car heated garage has windows, built-in cabinets, shelving, and plenty of room for recreational equipment.



Downstairs guest bath



Roomy downstairs family room



Large mud/laundry room with its own entrance





One of the many pastoral sights in the valley



Exterior Features

- Did we mention the protected spectacular 180 degree views? The Elk Mountain Range from Snowmass to Mt. Sopris to Sunlight ski area is the backdrop for this gorgeous home.
- The acreage of each homesite in Fox Run Meadows provides privacy.
- A covered wrap-around cedar porch and deck, tiered landscaping, and fenced lawn area offer so many areas to gather or play.
- The deck can be accessed from several points from the main level including the master suite.
- The downstairs family room and guest room walk out to the patio and hot tub.
- Watch the sun set from the new Hot Spring hot tub (Missouri Heights is known as the place to see beautiful sunsets).
- Mature landscaping of aspen, evergreens and rock-lined natural gardens offer protected gathering places.
- An irrigation system makes it easy to keep the lawn healthy and green.
- The handsome freshly painted exterior is comprised of timber siding with chinking, stone, and stucco with a composition shingle and corrugated metal roof.
- There is plenty of parking area for guests.

Additional Remarks

- Solar panels in place to supplement the radiant heat system.
- Whole Foods, Starbucks and the many restaurants and retail shops in Willits are only a ten minute drive.



Solar panels help to supplement heat system



Three-car garage



The back yard



Relax and soak in the views





Lot 21

N 89° 57' 11" E
369.15'

N 01° 46' 16" E
303.57'

SOLAR ARRAY

L.P. TANK L.I.D.

GARAGE

3-STORY FRAME HOUSE

HOT TUB

OVERHANG (TYP.)

WALL
COLUMNS

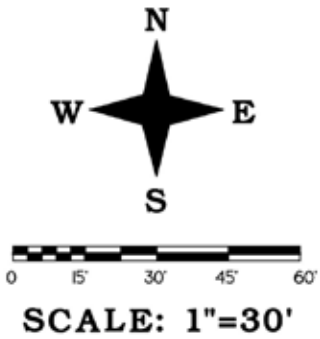
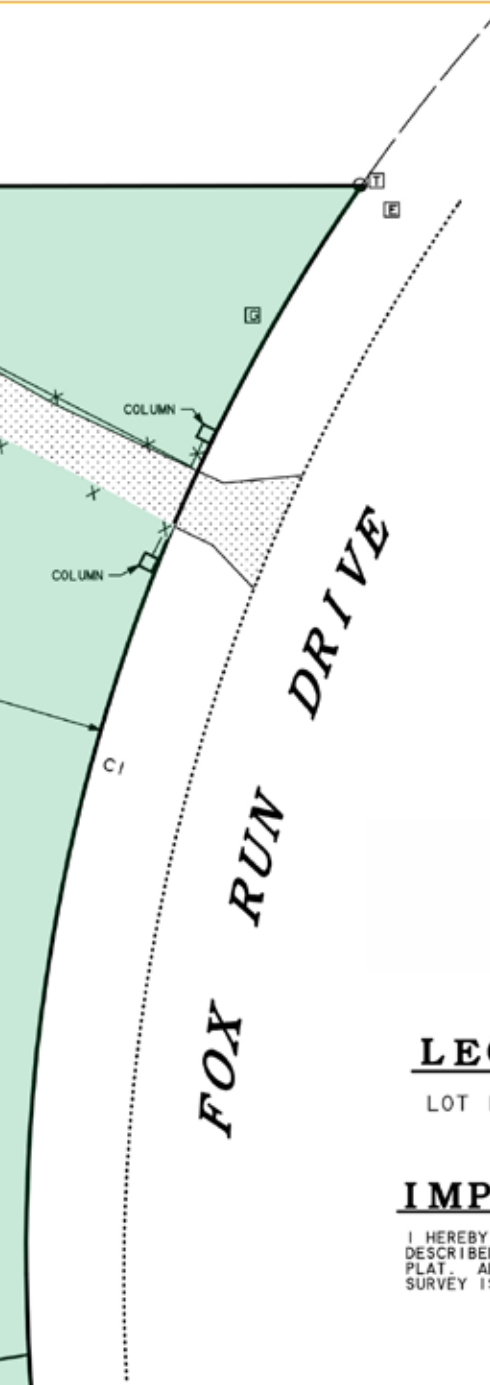
LOT 11
2.058 AC +/-

20' IRRIGATION & UTILITY EASEMENT
S 80° 57' 33" W
313.68'

LINES IN SPACE
LAND SURVEYS



Lot 12



LEGAL DESCRIPTION

LOT 11, FOX RUN MEADOWS P.U.D., EAGLE COUNTY, COLORADO

IMPROVEMENT SURVEY CERTIFICATE

I HEREBY CERTIFY THAT ON APRIL 28, 2015 A SURVEY WAS PERFORMED BY ME ON THE PARCEL OF LAND DESCRIBED HEREON. A THREE-STORY FRAME HOUSE WAS FOUND TO BE ON SAID PARCEL AS SHOWN ON THIS PLAT. ALL EASEMENTS, ENCROACHMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME ARE SHOWN. SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND

- FOUND REBAR & CAP
- ⊙ FOUND #5 REBAR
- SET REBAR & CAP MARKED PLS 14111
- ⊠ TELEPHONE PEDESTAL
- ⊗ 4" PVC PIPE
- ⊞ ELECTRIC TRANSFORMER
- ⊚ GAS METER
- X- FENCE LINE
- EDGE OF RIP RAP
- EDGE OF ROAD

IMPROVEMENT SURVEY PLAT		
411 FOX RUN DRIVE		
CARBONDALE, COLORADO		
BY: <i>LINES IN SPACE</i>		
<i>SYDNEY LINCICOME (L.S. 14111)</i>		
<i>67 GLENWOOD AVE. CARBONDALE, CO. 970-963-3852</i>		
<i>DATE: 04/29/2015 SCALE: 1" = 30' JOB NO.: 2002-122</i>		



REAL ESTATE ON HIGHER GROUND

Details:

Legal Description:	Lot 11, FOX RUN MEADOWS PUD, Eagle County, Colorado
Street Address:	411 Fox Run Drive, Carbondale, CO 81623
Elevation:	7172' above sea level
Lot Size:	89,646 sq ft
Square Feet (Heated Living):	4940 sq ft, per assessor
Square Feet (Garage):	782 sq ft, per assessor
Bedrooms/Baths:	4 bedrooms + bonus room + office / 4½ baths
Fireplace:	3 gas fireplaces, located in great room, master suite and dining room
Laundry:	Room with Maytag washer and dryer and laundry sink
Heating/Cooling:	Gas fired in-floor radiant heat
Year Built/Renovated:	2001
Views:	The Elk Mountain range
Occupant:	Owner
Property Taxes:	\$7925/yr (2017)
Price:	\$1,595,000, unfurnished
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	148428
Website:	FoxRunMeadows.com

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



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Mark Lewis | 970.948.4734 | mark@BHHSAspenSnowmass.com

Aspen 534 East Hopkins Avenue | 970.922.2111
555 East Durant Avenue, Suite 5A | 970.925.5400

Snowmass Village Next to Alpine Bank | 970.923.2111

BHHSAspenSnowmass.com