

88 HOLLAND HILLS ROAD BASALT, COLORADO



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HomeServices



Entrance with log accents and stone floor



Light filled living room with cathedral ceilings

88 Holland Hills Road

What: Sophisticated mountain style meets classic craftsmanship in this wonderful home with idyllic surroundings. Pine floors handcrafted with mitered corners, structural log accents, a chef's kitchen, retreat-like master wing, and architectural windows that fill the interior with natural light create an ambiance for cultivating your senses. The peaceful setting is just as captivating as the home itself with a weeping willow by the pond, a fenced pasture, barn for two horses, vegetable garden, and lawn with gorgeous perennial gardens and mountain views. A delightful, attached mother-in-law unit makes this property even sweeter.

Where: In the lovely, rural setting of Holland Hills where the neighbors are great and Basalt is a 20-minute walk or 10-minute bike ride away.

Why: You will love how you live.

Numbers: \$1,499,000





Living area has built-in cabinets and shelving

Interior Features

- Ahead-of-their-time additions and an extensive remodel transformed this home from 1995 to 1998. Pine floors crafted from an old barn in Georgia now grace the home, as well as solid pine doors, and plastered walls.
- A large windowed door flanked by sidelight windows opens to a warm, light-filled entry with log accents and farm stone floors.
- The adjoining mudroom has it all with a locked glass-front cabinet, cubbies, coat hooks, a bench, and lighted double coat closet. A windowed door opens to the backyard patio. Another door leads to the 2-car garage with windows, a work bench, and shelving.
- The spacious, refreshingly open main living area with cathedral ceilings, log supports, exquisite wood floors, and clerestory windows is designed for graciously warm living and entertaining. A series of windows and sliding glass doors fill the space with natural light and showcase the natural surroundings.
- A woodstove set on Farmstone enhances the mountain ambiance. A wall of built-in shelving and pine cabinetry topped with sandstone includes a large Samsung TV. A windowed door opens to a west-facing deck for watching the sun set.
- Three contemporary pendant lights suspend over a long custom dining table surrounded by eight chairs. Sliding glass doors lead to a deck for al fresco dining.
- The fabulous chef's kitchen with steal your heart. It's very spacious with a huge center island with a butcher block top and veggie sink. The base of painted, distressed wood provides extra cabinet and drawer space to complement the plethora of pine cabinets with iron pulls and a pantry. A high-top bar counter with three bar chairs is attached to the island. Very special touches include a custom oiled bronze chandelier above the island, a horse-themed slate tile back splash behind the stove, and TV nook with JVC TV. A window over the double stainless steel sink looks out to the lawn and pasture.
- Appliances include a large, wood-front Sub Zero refrigerator/freezer, Thermador gas range with griddle, Whirlpool double oven, KitchenAid dishwasher, and KitchenAid wine cooler.



Open dining area with sliding glass doors to the patio and backyard



Spacious chef's kitchen with large center island



Master bedroom with doors to deck overlooking gardens





Master bath

- The wonderful master wing is your own private retreat. An inviting sitting area that overlooks the main living area is a great spot to curl up with a book, catch up on emails, or get creative.
- Sink your toes into the plush carpet of the light and lovely master bedroom with angled ceilings with gables, gorgeous views, and a handsome King bed flanked by oiled bronze sconces with hide shades. Sliding glass doors open to a coffee deck that looks out to beautiful gardens and mountain views. His and Her closets flank the master bath and include built-ins including dressers and a granite-topped make up area.
- The fabulous, soothing master bath features a large double quartz stone-topped vanity with a window to down-valley views. The roomy steam shower is comprised of pebble flooring, stone-like ceramic tile, and glass tile accents.
- The office/laundry room with a window to the front yard is furnished with a built-in desk and worktop with pine cabinetry. The laundry section includes a stainless steel sink, ironing board closet, and Maytag washer & dryer.
- Double doors open to the guest area with two bedrooms and a full bath.
- Sweet and welcoming guest bedroom #1 features views of Basalt Mountain and Light Hill, wainscoting, two double closets, and a log Queen bed flanked by antique-style bed tables.
- Bedroom #2 is now a sitting room with a day bed. Views include Light Hill and the lovely backyard and pasture with the mountains beyond.
- The full bath features wainscoting and a pine vanity base with marble top. The backsplash and tub/shower surround are comprised of ceramic tile with mosaic tile insets.



Guest bath



Deck off of master bedroom



Office/sitting area



Guest bedroom



Guest bedroom



Office and laundry area



Mud room



Living and kitchen area, bedroom and bath in mother-in-law unit

- Attached to the opposite side of the home is a sweet mother-in-law unit complete with a mudroom, living room, full kitchen, two bedrooms with generous walk-in closets, a full bath, laundry area, and an attached one-car garage. Sliding glass doors off of the living/dining room open to a patio and the front yard.
- Recent updates include all new, easy care COREtec flooring and stone bath tiles.

- The updated kitchen features pine cabinetry and a mosaic and glass tile backsplash. Kitchen appliances include a Frigidaire refrigerator/freezer with water & ice dispenser, Amana flat-top electric range & oven, Frigidaire microwave, and Whirlpool dishwasher. A pocket door opens to a stacked washer & dryer, plus storage area.







Exterior Features

- Spread out on this large 1.2 acre private lot with HOA owned water rights to the Arbaney ditch. A stream runs through the property and a peaceful pond sits at the front of the lot.
- Bring the horses (with HOA approval). There is a special separate driveway for a horse trailer, a fenced pasture, and barn for two horses.
- Harvest vegetables throughout the summer and fall from the gated vegetable garden.
- The fenced backyard is beautifully landscaped with mature trees and a perennial garden.
- The backyard deck is perfect for outdoor dining. The living room and master suite also have decks for taking in the natural surroundings.
- The east-west orientation of this home ensures beautiful sunrise and sunset views of the surrounding up-valley and down-valley mountains. (Not to mention, year-round gorgeous light for the interior.)

Additional Remarks

- Centrally located with easy access to Basalt and the Aspen Snowmass ski mountains.
- Catch the Rio Grande trail to walk to the Roaring Fork Club or bike to Basalt.
- Walk to the trailhead for the Arbaney Kittle hiking trail.





Tree-lined drive





Vegetable garden and barn 15




REAL ESTATE ON HIGHER GROUND

Legal Description:	Lot 16 Holland Hills at Basalt, Pitkin County
Street Address:	88 Holland Hills Road, Basalt, Colorado
Square Feet (heated living):	3716
Bedrooms/Baths:	5/3
Year Built/Remodeled:	1977/1999/2018
Laundry:	Room/office
Decks/Patios	One off of living/dining area, one off of master bedroom
Lot Size:	1.2 acres
Garages:	2-car + 1-car
Extras:	Mature landscaping, irrigation, mother-in-law apartment, shed
Occupant:	Owner
HOA Dues:	\$60/yr + water
Property Taxes:	\$8126/yr (2017)
Real Estate Transfer Tax:	None
Price:	\$1,499,000, unfurnished
Terms:	Cash, or terms otherwise acceptable to Seller
MLS#:	155428
Website:	HollandHillsRanch.com



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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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