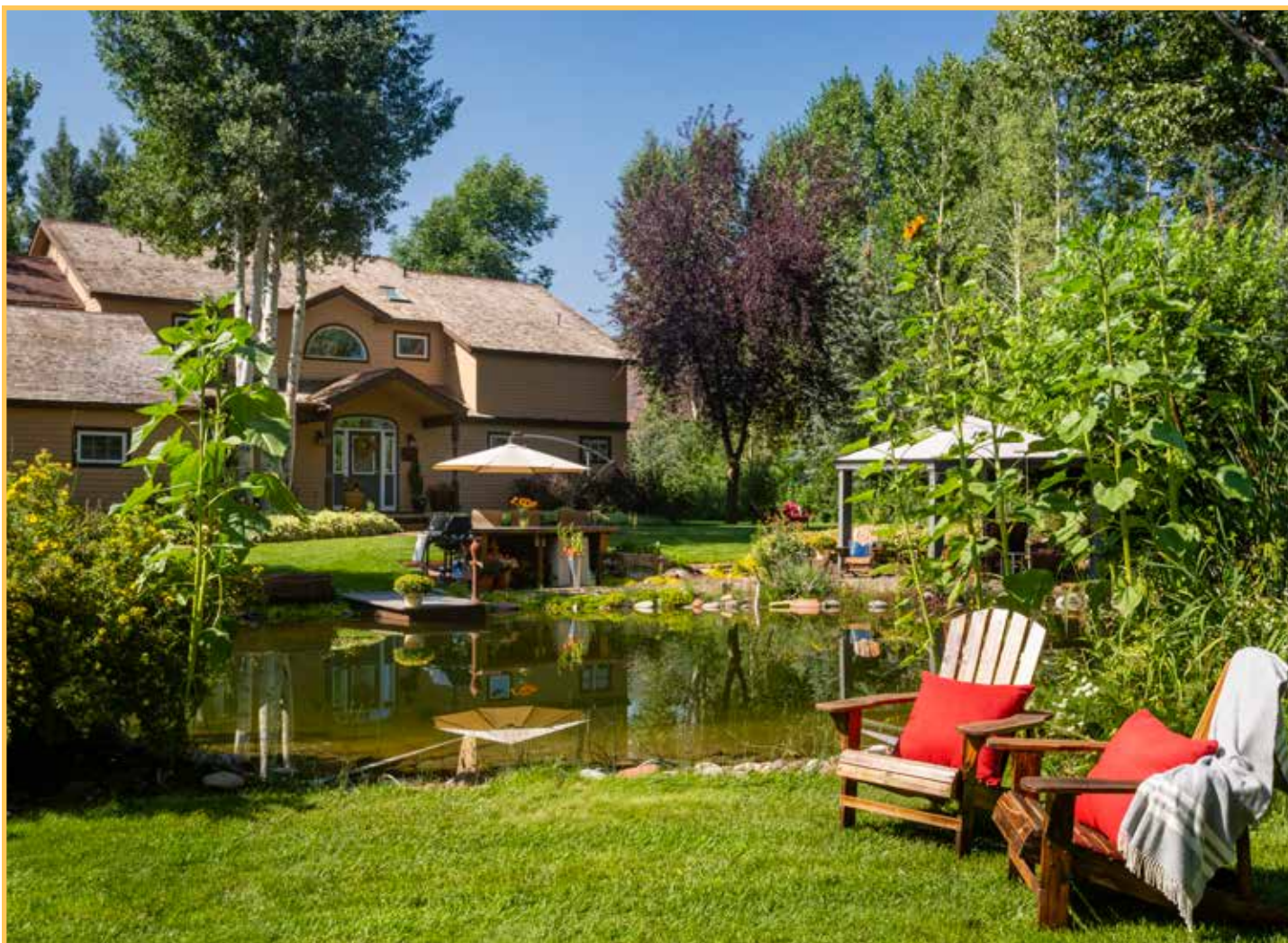




174 LEWIS LANE | RIVER RANCH
BASALT, COLORADO



BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties

LUXURY
COLLECTION



Set on 1.2 acres, this home enjoys a park-like setting, with a private pond and extraordinary landscaping.



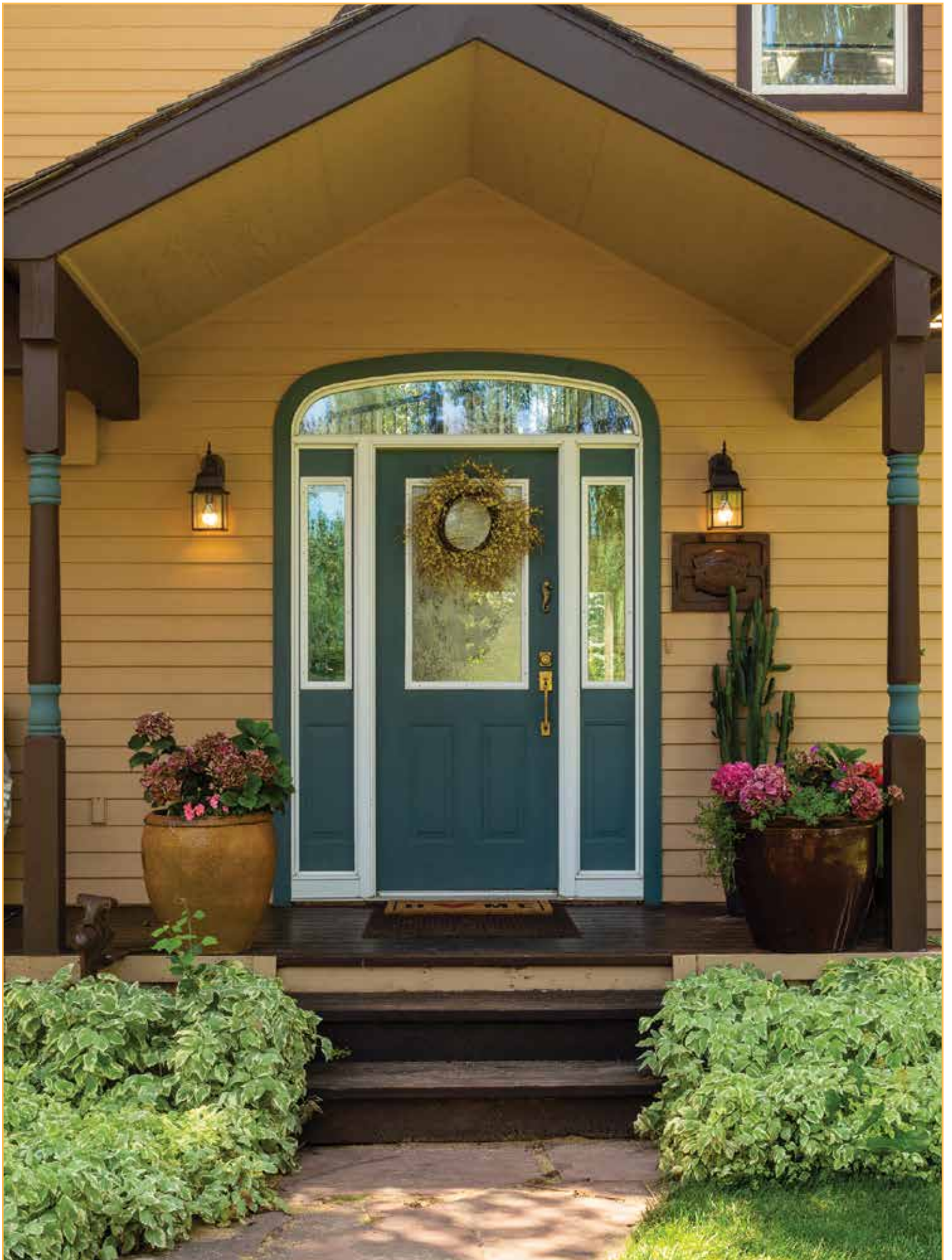
174 LEWIS LANE BASALT, COLORADO

What: A supremely located home in one of the midvalley's most treasured neighborhoods. Set on 1.2 flat, irrigated acres, the park-like setting encourages outdoor living with expansive views, mature trees, stunning landscaping, a private pond with an outdoor bar area and zip line. Inside, you'll find a warm, comfortable home that features the master suite on the main level and 3 bedrooms plus a large loft upstairs. Southern exposure and a generous use of windows, vaulted ceilings and skylights create a sunny mountain paradise.

Where: A stone's throw from the Willits Town Center—which includes Whole Foods, Starbucks and a wonderful assortment of shops, restaurants, health and spa services, yet just far enough away to enjoy peaceful, easy living. The River Ranch neighborhood features a community tennis court, pond and a private trail to the Roaring Fork River. The proposed Arts Center at Willits is located, literally, at the end of the street, and it's a short ride to the Rio Grande trail – a 42-mile biking and hiking system that runs from Aspen to Glenwood Springs.

Why: Here, you will sacrifice nothing.
Privacy + urban convenience.
Neighborhood amenities + rural setting.

Numbers: \$1,445,000, unfurnished





The open floor plan of the main level flows from the entrance to the living, dining and kitchen areas, and is overlooked by the loft.



Southern exposure and a wall of windows flood the living room with natural light.



A gas fireplace is located in the center of the living space so it can be enjoyed from the living, dining and kitchen areas.



The kitchen is open to the dining area which has another set of sliding glass doors for outdoor entertaining.



The kitchen is the heart of the home with seating for 5 at the breakfast bar, cherry cabinetry, granite countertops and stainless-steel appliances.

Interior Features

Main Level

- The comfortable and functional floorplan of this two-story home features the living spaces, powder room and master suite on the first floor and the guest bedrooms and an open loft area on the second floor.
- The sun-filled entry features a glass front door with sidelights, tile floors and high ceilings.
- Located just off the entry is the mudroom/laundry room with generous built-in cabinets and cubbies, an extra full-size refrigerator and a full-size washer and dryer. This area connects to the garage.
- In the hallway leading to the living area are two coat closets (providing plenty of room coats and outdoor accessories) and a powder room.
- The living, kitchen and dining areas are open and south-facing to enjoy views of the property and unobstructed views beyond. The living area is centered around a gas fireplace which can be enjoyed from each of the spaces.
- The living room is flooded with sunlight thanks to two-story, vaulted ceilings and plenty of windows. A set of sliding glass doors open to the backyard.
- The kitchen has wood floors, stainless steel appliances, cherry cabinetry and handsome granite countertops. The mudroom and garage can be accessed directly from the kitchen providing easy grocery unloading. There is also a large breakfast bar with pendant lights and seating for 5.
- The dining room is adjacent to the kitchen and features a sliding glass door to access a sweet barbecue area and the yard beyond.





Enjoy dining al fresco with breathtaking mountain views.



Occupying its own wing of the main level, the master suite is private and spacious.



Ample windows and a set of sliding glass doors with a private deck, bring the outdoors inside the master suite.



The master bath has plenty of light and space and features an adjacent large closet.

- The master suite is privately located on its own wing of the main level and overlooks the expansive grounds. A set of sliding glass doors opens to a private deck which is conveniently wired for a hot tub.
- The master bath is gracious and sun-filled and features a double vanity with a seated make-up area and an adjacent large closet with lighted dressing area.



A powder room is conveniently located on the main level.



The second level multi-purpose loft area, with sliding glass doors to a wood deck with fantastic mountain views.



The second level features vaulted ceilings and lots of natural light from the many windows with southern exposure.



Enjoy expansive views from the deck, which is also wired for a hot tub.

Interior Features **Upper Level**

- The second story of the home features three bedrooms, three bathrooms and a large open loft.
- The eastern wing has two gracious guest suites with en-suite baths – all with vaulted ceilings.
- The first suite has views over the pond and an adjoining bathroom with a double vanity with granite countertop. The highlight of the bathroom is an enclosed steam shower unit - complete with multiple shower heads and jets, seating and music!
- The second guest suite overlooks the backyard and the mountaintop views beyond. This room features a large loft accessed by a log ladder and would be a perfect bunkroom for kids. The bathroom has an easy-access jetted tub and a large window to take in the view while soaking.
- A spacious and sunny loft area offers huge views and accesses a large wood deck which is wired for a hot tub. The loft is a flexible space - great as an additional living area for guests, an exercise area or an overflow sleeping space.
- Just off the loft is a third room with a set of glass French doors. Currently used as a bedroom (there is a closet), this space is also great as an office.
- In the hallway is a large, sunny bathroom with a spacious vanity, great storage and a skylight to bring in the natural light.



With views out over the pond, this guest master is a retreat of its own.



The guest master bathroom has a double vanity and enclosed steam shower.



The guest bedroom could be a fun bunk room for the kids and grandkids with a wooden ladder leading to a loft area.



Enjoy the view of the back yard and mountains while soaking in the jetted tub in the en suite bathroom.



This room is currently used as a bedroom, but it can also be an office. A set of glass french doors separate this area from the loft.



This spacious and sunny bathroom is located in the upstairs hallway and functions as a powder room for this level.



Tall sunflowers and lush grounds welcome you to 174 Lewis Lane.

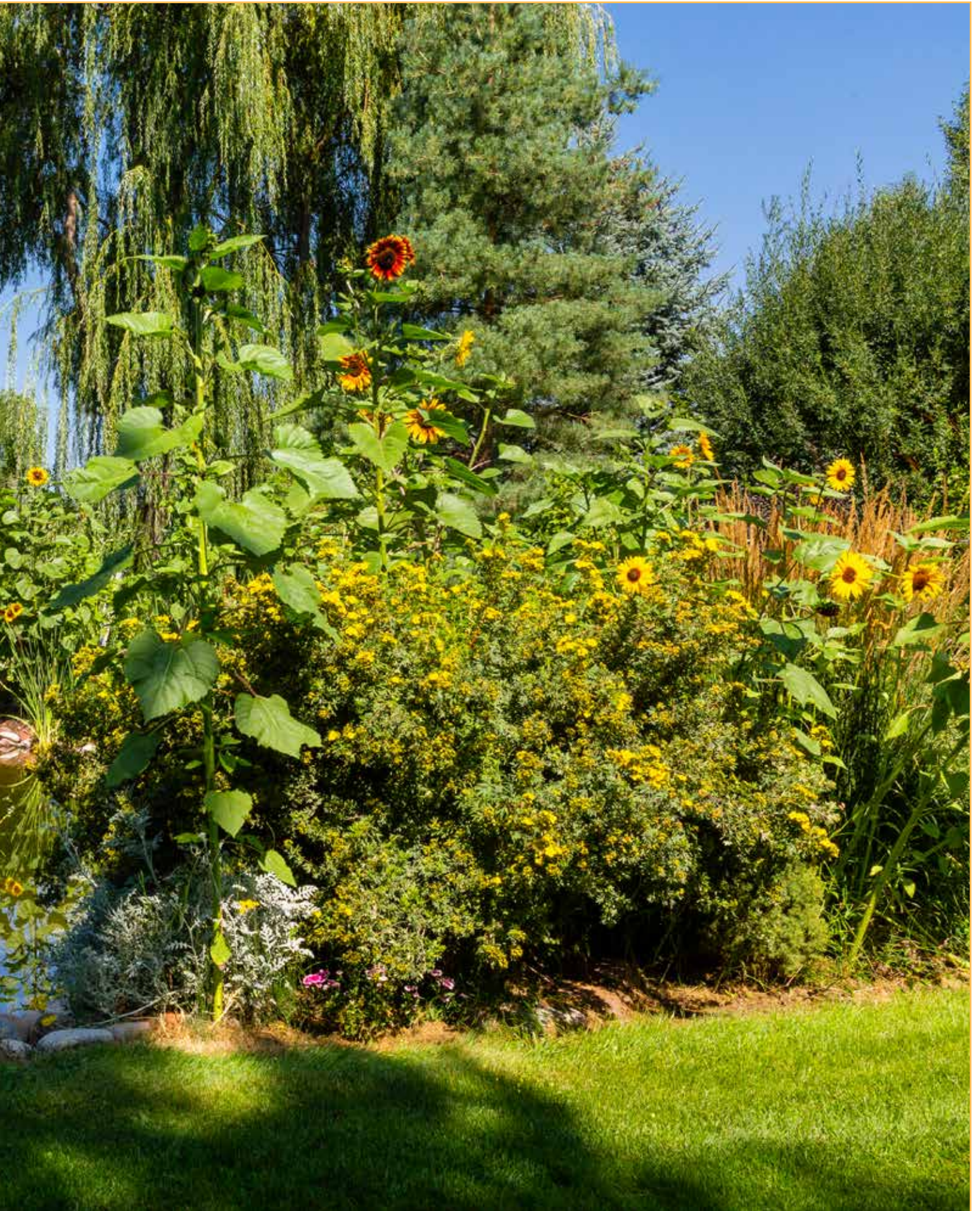


Surrounded by mature trees and lush lawns, there is irrigation water to keep it all green — and the water is included in the HOA dues.



Exterior Features

- The home has wonderful curb appeal thanks to lovely gardens, expansive lawn, many mature trees and a sweet front porch – perfect for enjoying your morning coffee.
- The oversized garage has plenty of shelves, cabinets and closets for storage and 10 ft doors allow access to all sized vehicles and toys.
- There is plenty of additional parking. The HOA permits RVs and boat storage with appropriate screening.





The outdoor bar is an ideal entertaining space.



The cabana is nestled alongside the stream that runs between the upper and lower ponds.



A rustic wagon with planters on the bank of the upper pond.

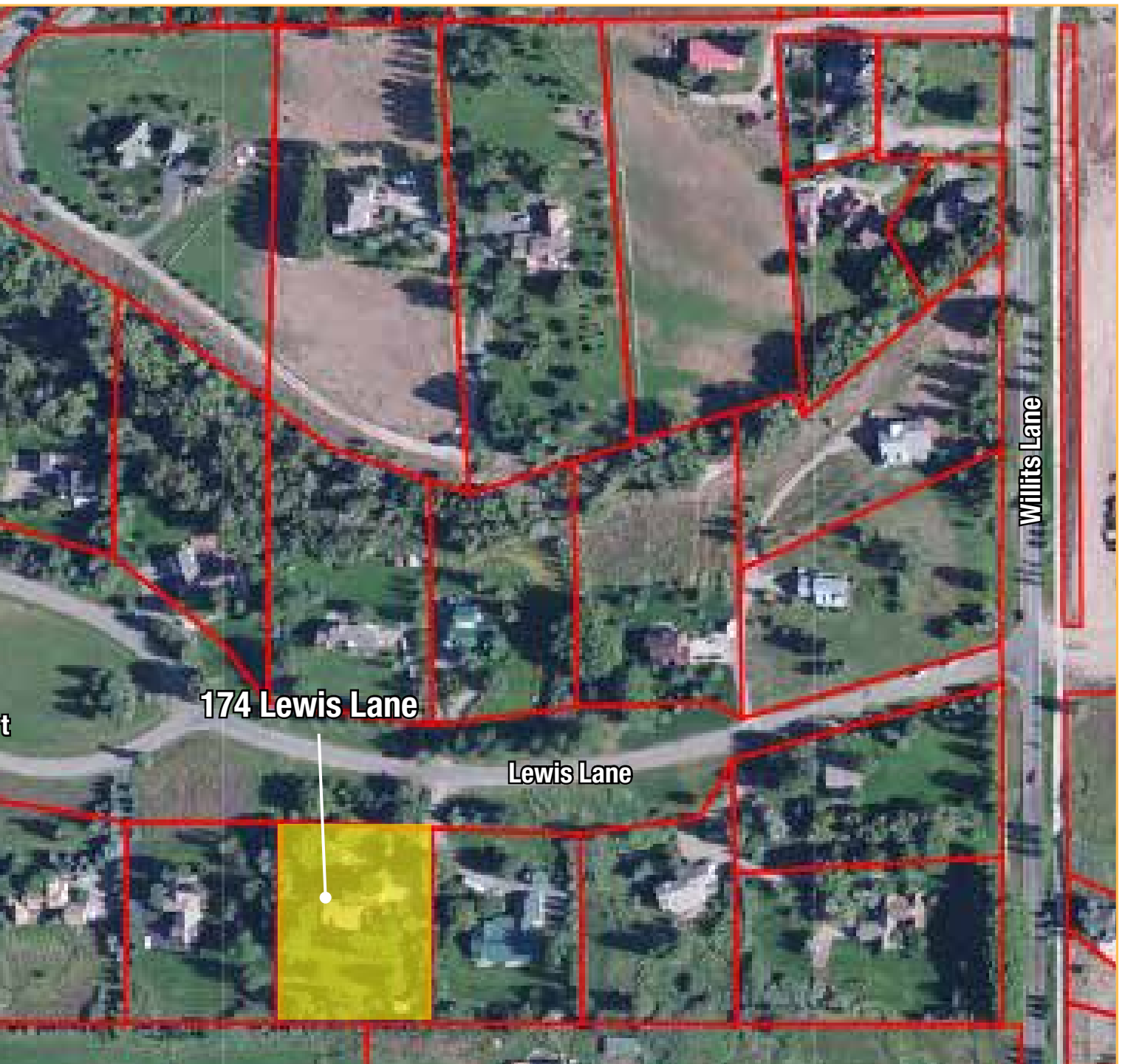


A private oasis to relax and unwind.



- River Ranch is one of the mid-valley's most treasured neighborhoods thanks to large lots, an estate-like setting with hundreds of mature trees, and common amenities like this pond located at the center of the neighborhood.





- There is also a tennis court in the neighborhood for summer fun.





REAL ESTATE ON HIGHER GROUND

Details:

Legal Description:	Lot 5, RIVER RANCH SUBDIVISION Eagle County, Colorado
Street Address:	174 Lewis Lane, Basalt, CO 81621
Year Built:	1992
Lot Size:	1.2 acres
Square Feet (Heated Living):	3118 sq ft, per Assessor
Bedrooms/Baths:	4/4½, plus large loft
Remodeled:	2009
Fireplace:	One gas fireplace in living room
Garage:	Oversize 2-car garage with 10 foot doors and several work areas.
Patios/Decks:	Covered front porch and several decks
Laundry:	Laundry area in mudroom with full size washer and dryer
Heating:	Radiant hot water
Amenities:	Neighborhood pond, tennis courts and private trail to the Roaring Fork River
Extras:	Pond; extensive landscaping; outdoor bar area; storage shed; flat, irrigated lawn
Property Taxes:	\$6420/yr (2017)
Homeowner's Dues:	\$400/quarter (includes irrigation water)
Real Estate Transfer Tax:	None
Price:	\$1,445,000, unfurnished
Terms:	Cash or new loan
Disclosures:	All personal property is excluded
MLS#:	155654
Website:	RiverRanchHome.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.



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