

TOP OF THE VILLAGE, LEAF 102  
SNOWMASS VILLAGE, COLORADO



*SkiandViewCondo.com*



**BERKSHIRE HATHAWAY** | Aspen Snowmass Properties  
HomeServices



*With windows on 3 sides...the kitchen, living and dining areas are bright, happy and give a total feeling of being in your mountain place*

## **Leaf 102 at Top of the Village**

**What:** Winter or summer, this spacious treetop location makes vacationing with family and friends a repeat event. Sun-filled living area, complete with comfortable mountain furnishings, big windows and a gas fireplace. Admire the gorgeous mountain and valley views from one of two decks.

**Where:** On the ski hill, just steps to the slopes above the mall.

**Why:** A true connection with the outdoors, a place for reflection and appreciation.

**Numbers:** \$1,100,000, furnished

### Interior Features

- Treetop unit in the Leaf building, and right on Dawdler ski run. Bright, livable, well-managed, and the perfect location for a family vacation or a weekend getaway.
- The tiled entry features a bench, cubbies and hooks; ideal for entertaining or leaving wet gear after a day on the slopes.
- The kitchen is fully equipped with stainless steel appliances including refrigerator/freezer, dishwasher, electric range and oven, microwave, and plenty of over and under counter cabinet storage. A large granite countertop is perfect for 4 more place settings! A separate pantry closet, right next to the refrigerator, is perfect for your provisions and keeping everything in order.
- The open plan dining and living room is accented by a centrally-located gas fireplace surrounded by comfortable mountain-style furnishings. Windows and decks open to all sides, enhancing the feeling of spaciousness.
- Locking owners closets of varying sizes are located throughout the condo.
- A stacking washer and dryer is concealed in a closet located between the two guest bedrooms.



*All new windows and sliding glass doors throughout*



*Completely remodeled in 2008-2009*



*Fresh, clean, organized and ready for a gathering*



*Large master suite*

### **Bedrooms**

- Featuring three bedrooms, two of which include ensuite floorplans.
- A guest bath, complete with single vanity and bathtub/shower is centrally located.
- Master with king bed, walk-in closet, beautiful spa-like bath and peaceful views to the north.
- Guest master with queen bed, private bath and separate vanity.
- Twin bedroom for the kids, flatscreen TV and full bath off the hallway.



*Master suite bath*



*Master guest suite*



*Master guest suite bath*



*Twin bedroom full bath off the hallway*



*Twin bedroom*



*The Gatehouse features on-site management*

### Exterior Features

- An Idyllic setting among evergreens and aspen.
- Walk down one level just outside the door to ski out to the Dawdler run.
- A covered deck with grill overlooking the ski trail stays relatively snow-free in the winter and shady in the summer.
- One car, assigned carport.
- Recently renovated exteriors and courtyards with stone, stucco and beautiful water features and landscaping throughout each building – all meticulously maintained.
- Elevator in building.



*Top of the Village in the summer*



*All TOV buildings feature waterfalls at the entry*



### **Complex Amenities**

- On-site Gatehouse with seasoned, friendly management team.
- Owners and guests are pampered with the amenities one would expect from a fine Colorado resort hotel, such as concierge assistance, daily housekeeping, an outdoor heated swimming pool, sauna, two hot tubs, and meeting and fitness facilities.
- Conference facilities include the “Fireplace Meeting Room,” a warm place to host meetings and informal occasions.
- Maintenance provided by the Association includes grounds and road care, snow and trash removal.
- HOA fees include insurance, cable, Internet access, water and sewer.
- The Top of the Village operates its own private free ski shuttle around Snowmass Village, and to the airport. Complimentary Town shuttle service also stops right outside the complex, quickly getting you anywhere in Snowmass or to connections with valley-wide transportation. The winding road that runs from the mountain’s base all the way to the Top of Village is heated in the winter to keep it dry.
- The TOV complex is within walking distance of the Snowmass Village Mall for shopping, restaurants and activities, and the Mall is connected to the Base Village Plaza by a 5-minute gondola ride.
- The Top of Village management operates an optional rental program that allows owners to easily rent their condominiums. Rental history for this property is available upon request.



*Top of the Village pool and hot tub*



*Fanny Hill is easily ski-accessible to and from Leaf 102*

**TOP OF THE VILLAGE**  
 P.O. BOX 5629  
 (303) 923-3673 (800) 525-4200  
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Ski-out to Dawdler trail

Dawdler Ski Run

**SUMMIT BUILDING**

- Elevator
- Top of the Village Shuttle Stops
- Late Check-In Board
- Courtesy Phone
- Ski runs

**TRAILS BUILDING**

**SLOPE BUILDING**

**LEAF BUILDING**

# REAL ESTATE ON HIGHER GROUND

## Details:

|                                     |  |
|-------------------------------------|--|
| <b>Legal Description:</b>           | Unit 102; Leaf Building; Top of the Village; Pitkin County, Colorado   |
| <b>Street Address:</b>              | 855 Carriage Way, Leaf 102; Snowmass Village, Colorado 81615   |
| <b>Square Feet (heated living):</b> | 1450 sq ft, per assessor   |
| <b>Bedrooms/Baths:</b>              | 3/3  |
| <b>Year Built/Renovated:</b>        | 1974/2008/2009   |
| <b>Fireplace:</b>                   | 1 gas in the living room   |
| <b>Laundry:</b>                     | Washer/dryer stackable   |
| <b>Heating:</b>                     | Gas-fired/hot water baseboard  |
| <b>Decks/Patios</b>                 | South and north-facing decks   |
| <b>Parking:</b>                     | 1-car, assigned carport space  |
| <b>Views:</b>                       | Lovely vistas, through a stand of aspens, of the Dawdler ski trail   |
| <b>Occupant:</b>                    | Short-term rentals, arranged by Destination Resorts  |
| <b>Complex Amenities:</b>           | Elevators in every building, assigned carport parking, heated outdoor swimming pool, two hot tubs, on-site property management including a beautiful Gatehouse with lobby, front desk, meeting facilities, exercise facilities, on-call Village shuttle, daily housekeeping, and overnight ski-tuning and valet. |
| <b>Property Taxes:</b>              | \$2895/yr (2016)   |
| <b>Homeowner Fees:</b>              | \$14,202/yr, apprx. <i>(Note: Assessments are billed each trimester; this estimate is based on 2014 plus 3%; first trimester 2015, the largest historically, was \$5,062.)</i>   |
| <b>Real Estate Transfer Tax:</b>    | 1% of purchase price, paid by Buyer  |
| <b>Price:</b>                       | \$1,100,000, furnished   |
| <b>Terms:</b>                       | Cash, or terms otherwise acceptable to Seller.   |
| <b>MLS#:</b>                        | 146944   |
| <b>Website:</b>                     | SkiandViewCondo.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: 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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Formerly BJ Adams and Company Real Estate