

WOODRUN PLACE #2  
SNOWMASS VILLAGE, COLORADO



*SnowmassMountainRetreat.com*



**BERKSHIRE HATHAWAY** | Aspen Snowmass Properties  
HomeServices



*Huge vaulted ceilings in an open floorplan*

## **A Real Skier's Paradise**

**What:** Ideally located on the first floor, this 2-bedroom residence is both cozy and spacious with the outdoor playground of Snowmass just off your patio. Enjoy the sounds of the seasonal creek during the summer months, when you'll want to have the many large windows and 2 screen doors open to take in the fresh mountain air. In the winter, the ski access is uncompromising, allowing you to be at the Village Express or Elk Camp Gondola moments after stepping into your skis or board.

Friends, family and rental guests will appreciate the large master bedroom with ensuite master bathroom with a double vanity. The living room has wood burning fireplace and a sleeper sofa allowing for additional visitors. The kitchen is roomy and well equipped, and the dining room has a large table for entertaining. With an excellent rental history, this property is ready to welcome a new owner as is, or, could be an excellent remodel opportunity.

**Where:** First floor on the western side of the Woodrun Place building

**Why:** The perfect Snowmass ski condo with excellent, experienced onsite property management team.

**Numbers:** \$495,000, furnished

### Interior Features:

- Graciously sized, with room to spread out both inside and out with a walk-out patio which backs up to lush Aspen trees and a seasonal stream
- Spacious kitchen with newer Kitchen Aid appliances and lots of counter space to enjoy meal preparations. There's a sweet breakfast bar which gives you a window into the living area to stay connected to the living space while in the kitchen.
- The living room has a wood burning fireplace and brick hearth with room for wood storage. The Samsung flatscreen TV, leather recliner and sleeper sofa make this a wonderful gathering space for guests.
- The dining room comfortably seats 6 adults to take advantage of meal time together after a day of enjoying outdoor pursuits in Snowmass.
- The walk-out patio has a gas grill and room for outdoor seating to enjoy the babbling stream and mature landscaping.
- A closet off the kitchen conceals a stackable Maytag washer and dryer.
- Ample closet space – including locked owner storage areas



*The kitchen with stainless steel appliances*





*Master suite*

- Grand master bedroom with ensuite master bathroom, double vanity, jetted tub and shower all which back up to the open space and seasonal stream.



*Master suite bath*



*Seasonal stream*



*Guest bedroom*

- Secondary bedroom with twin beds looking out to the courtyard of Woodrun Place.
- Second bathroom with tub and shower.



*Guest bath*



*View from guest room*



### Exterior Features:

- The grounds of the building are thoroughly landscaped with flowers and grassy areas with mature Aspen trees.
- Direct ski-in, ski-out (or bike-in, bike-out) to the Village Express high speed six-passenger lift to Sam's Knob, the Skittles Gondola, and the Elk Camp Gondola. The stage for the Thursday night Summer Concert Series is just across the hill.
- Courtesy airport and village shuttle. RFTA regional bus service stop is located at the lower lobby below the Front Desk.
- One assigned parking space in the heated garage.
- A total exterior renovation was completed in 2009.



*On-site ski storage and shop, for all your tuning and rental needs*



*Ski access to Woodrun Place*





*Perfectly located with easy access to the Skittles and 6-Pack Lifts or the Elk Camp Gondola*



*Pool and Spa*

#### **Complex Amenities:**

- Secure on-site management includes an entry lobby and top-notch hotel amenities such as front-desk service, and daily housekeeping.
- The central swimming area includes a large outdoor heated pool, hot tub, changing rooms, showers, fitness room, and restrooms.
- Assigned owner's ski storage locker located in the Ski Locker Room steps from #3.
- Free wireless internet serves every unit.
- On-site ski shop for renting equipment and all your ski tuning needs.
- Mature landscaping surrounds the property.

# REAL ESTATE ON HIGHER GROUND

## Details:

<b>Legal Description:</b>	Unit 2; Woodrun Place (Phase I), Pitkin County, Colorado
<b>Street Address:</b>	425 Wood Road, Unit #2, Snowmass Village, Colorado 81615
<b>Square Feet (heated living):</b>	1189 sq ft, per assessor
<b>Elevation:</b>	8557 feet
<b>Bedrooms/Baths:</b>	2 / 2
<b>Year Built:</b>	1983
<b>Fireplace:</b>	1 woodburning with brick surround in living area
<b>Laundry:</b>	Closet in kitchen with stacked Maytag washer and dryer
<b>Heat:</b>	Gas-fired, hot water baseboard (included in assessments)
<b>Decks/Patios</b>	One private patio
<b>Parking:</b>	Assigned underground garage space
<b>Extras:</b>	Courtesy airport service and village shuttle.
<b>Occupant:</b>	Short-term rentals, arranged through Wyndham Resorts and their managing agent, Snowmass Lodging Company
<b>Complex Amenities:</b>	On-site management; courtesy airport and village shuttle; lobby and front desk, hotel staff and bellman, outdoor heated pool and hot tub; dry sauna; changing rooms; fitness room, ski locker storage; Pyramid conference room with catering kitchen, daily housekeeping service; on-site ski shop; owner closets; wireless internet service
<b>Property Taxes:</b>	\$1313/yr (2017)
<b>Homeowner Fees:</b>	\$21,698/yr (2017) (see broker for details)
<b>Real Estate Transfer Tax:</b>	1% of purchase price, paid by Buyer
<b>Disclosure:</b>	Accessories and some artwork not included in furnishings, inventory upon request
<b>Short Sale:</b>	An Amended and Restated Declaration of Covenants and Restrictions for Woodrun Place was recorded February 2017. Beginning December 31, 2017, owners shall be required to use exclusively the Managing Agent for the HOA (Snowmass Lodging Company) for management and leasing of their units for short-term leases. This amended declaration also provides that owners may have pets, but renters may not.
<b>Price:</b>	\$495,000, furnished (2 pieces of artwork excluded)
<b>Terms:</b>	Cash, or terms otherwise acceptable to Seller
<b>MLS#:</b>	
<b>Website:</b>	SnowmassMountainRetreat.com

*DISCLOSURE: See Town of Snowmass Village regarding any and all future development at Base Village, including the Fanny Hill Cabin site.*

*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.*

**Tara Turner** | 970.309.71317 | [tara@BHHSAspenSnowmass.com](mailto:tara@BHHSAspenSnowmass.com) | **Cory Didier** | 970.309.1372 | [cory@BHHSAspenSnowmass.com](mailto:cory@BHHSAspenSnowmass.com)



**BERKSHIRE HATHAWAY** | Aspen Snowmass Properties  
HomeServices

**Aspen** 534 E. Hopkins Avenue | 970.922.2111 • **Next to the Gondola Plaza** 555 E. Durant Avenue | 970.925.5400  
**Snowmass Village** Next to Alpine Bank | 970.923.2111 • **BHHSAspenSnowmass.com**



© 2018 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc.® Equal Housing Opportunity. Information not verified or guaranteed. If your home is currently listed with a Broker, this is not intended as a solicitation. 06/11/18