

770 PIONEER SPRINGS RANCH

Aspen, Colorado



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HomeServices



Great room designed for relaxed, casual living with spectacular mountain views

770 Pioneer Springs Ranch | Aspen

What: An absolutely grand mountain home designed for relaxed family living by noted architects, Robert Trown & Associates. The panoramic views, a thoughtful floorplan, the finest of finishes, and astounding attention to detail leaves guests awestruck. Elegant, but unpretentious and very warm, this home lives so comfortably. Features include old plank wood floors, multiple fireplaces, a great room centered on Mt. Daly and the ski areas, a library and bar, a grand master suite with study, generous ensuite bedrooms, a bunk room, wine room and numerous stone terraces designed for conversations and appreciation of the views in all directions. One of the many highlights includes a magnificent outdoor dining room, ideal for sunsets and candlelit evenings. Gorgeous landscaping with thousands of flowers and a stunning water feature at the home's entry. Irrigated pastures for horses and miles of nearby hiking and riding trails. A perfect retreat for those who relish privacy and quiet, but who don't want to be more than a few minutes away from civilization.

Where: In Pioneer Springs, a 300-acre ranch of just seven homesites, located 5 miles from Aspen, and minutes away from the airport and Snowmass ski lifts.

Why: A simply stellar home, by any measure, in a magnificent rural and peaceful setting.

Numbers: \$10,950,000, furnished

PARCEL SIZE
BEDROOMS/BATHROOMS
FIREPLACES

37.6 ACRES
5/5½
5

HOUSE SIZE
PARKING
AMENITIES

7284 SQ FT
2-CAR GARAGE
ELEVATOR, IRRIGATED PASTURES



A handsome billiards table custom-designed and built in England. Burnished, antique plank floors.



Entry foyer looking out to stunning north views (also see pages 18-19)

General Features

- The main living level is designed to optimize dramatic mountain views in all directions and provide an easy, open spatial flow from one room to the other for gatherings with family or friends. The great room, a library with a full bar, the dining room, kitchen, outdoor dining terrace, and south-facing stone patios are all on this floor.
- A wide, gracefully curved staircase leads to a private master suite that is on a level all its own. The lower level of the east wing includes three guest bedrooms with en suite baths and two sitting areas. A bunk room with bath, wine room, laundry room, mudroom and garage reside on in the lower level of the west wing of the home.
- Architect Robert Trown custom-designed features and exquisite finishes throughout this home, and no detail was forgotten. Trown also searched far and wide for one-of-a-kind furniture pieces and antiques to complete the interiors. Vaulted ceilings and wood beamed trusses add majesty to the home. Wood floors, alder doors and cabinets, and wrought-iron chandeliers with leather rawhide shades add to the warm mountain ambiance. Corners are rounded, and niches were designed to highlight extraordinary art or sculpture.

Interior Features

- A grand front door with beveled glass mullioned windows, flanked by more glass, opens to a welcoming foyer with Colorado buff sandstone tile flooring. A spectacular chandelier hangs overhead. The views from the entry to the north and east, back toward the Continental Divide, are particularly magical.
- The exquisite, snowcapped mountain views from the aptly named great room are breathtaking. Plank wood floors, wood trusses, and a massive, elegant wrought iron chandelier establish the home's warm mountain ambiance. The prominent placement of a handsome billiards table custom-made in England makes a statement about the home's relaxed nature. A custom wrought iron and glass lamp suspends above.
- The furniture in the great room was designed to gather everyone around a huge stone fireplace with a hefty wood mantle. The fireplace is flanked by built-in cabinetry and shelving and, with its large flat-screen Marantz television, this serves as the home's entertainment center. Two sets of French doors and floor-to-ceiling windows open to ski area and Mt. Daly views and a lovely stone terrace with its own fireplace.
- A couple steps above the great room is a handsome and intimate library featuring two walls of bookshelves and a flat-screen TV. The recessed ceiling is inset with intriguing cowhide and leather accents. The adjoining bar features a hammered bronze sink, granite counters, a U-Line wine cooler, and SubZero mini-fridge. Bar stools and barrel chairs provide seating for 5 around the bar. French glass doors open to the great room stone terrace.



Great room with stone fireplace and entertainment center



A handsome full bar is part of the library area – perfect for watching football games and golf tournaments



Warm and comfortable library and bar

- It's easy to envision holiday dinners in the inviting dining room. Vaulted ceilings are graced by heavy exposed wood beams. Another custom-designed wrought iron chandelier with parchment shades suspends above the dining table. A game table by a large picture window offers a leafy outlook. French doors open to the wonderful outdoor dining terrace.
- The attention to detail in this home really stands out in the sensational kitchen. The backsplash of off-white mosaic stone tiles with whimsical inlays of roosters complements the granite counters and distressed alder cabinetry. A custom horseshoe-themed wrought-iron pot rack suspends above the honed limestone center island which features a vegetable sink. Glass double doors open to a delightful butler's pantry. Windows over the sink look out to the covered dining terrace. Above it all, exposed wood beams and trusses add warmth and mountain atmosphere.
- Top-of-the line appliances include a side-by-side, wood-paneled SubZero refrigerator/freezer, a Professional Thermador 6-burner gas range with grill, oven, and warming oven. There is also another stainless Thermador double oven, a warming drawer, two Asko dishwashers, and a KitchenAid trash compactor.
- An adjacent desk area with distressed alder cabinetry and granite top is a great spot to look up recipes online or catch up on e-mails. A window looks out to leafy mountain views.
- Guests will be in awe when they walk into the powder room located just off the foyer. An exquisite custom hand-carved wood vanity with nail head accents is complemented by a wood-framed mirror with nail head detailing and flanked by sconces.



Intimate dining room



A chef's kitchen, with nothing overlooked - windows look out to outdoor dining terrace



A kitchen designed for every need



Foyer between kitchen and elevator



Stairway to master suite, featuring a magnificent mica and wrought-iron chandelier and clerestory windows

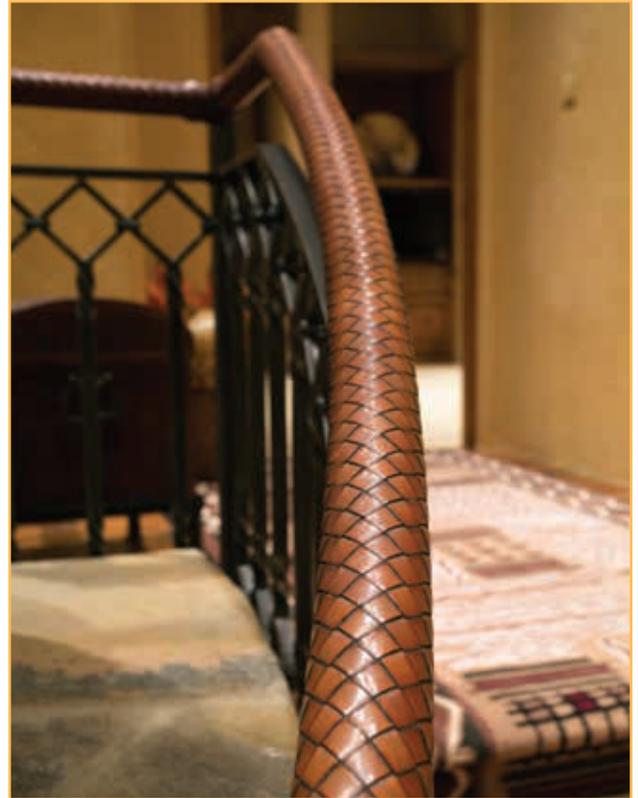


Master suite with its own private, south-facing terrace; spa is just steps away



Master suite and study

- The private master suite and three guest bedrooms reside in the east wing. A sweeping staircase with braided leather railings and wrought iron balusters leads to the master bedroom on its own level.
- The master suite, with vaulted ceilings and wood beams and trusses, also features a gas-log fireplace with stone hearth and alder mantle. Gorgeous built-in cabinets hold the entertainment system and Samsung TV. Windows and French doors frame spectacular views of the Snowmass ski area and open out onto a private stone terrace. The outdoor spa is privately tucked in amongst landscaping just a few feet away. Pocket doors open to a small study featuring wood-wainscoted walls and a hand-carved wood and leather built-in desk, plus shelving. An adjacent storage area is a great spot for a printer and fax machine.
- Double wood doors swing open to a beautiful master bath with plank wood flooring, His and Hers vanities with alder cabinetry and beveled-edge marble counters. Huge wood-framed mirrors with wonderful rawhide shaded sconces fill the bath with light and spaciousness. Features also include a jetted Kohler tub with marble surround and big picture windows shaded by landscaping which lends privacy. A two-person steam shower includes a generous built-in bench. His and Hers closets feature alder built-ins, including bureaus. A cabinet door in the wall conceals a built-in ironing board.



Master bath with jetted tub and separate steam shower



Stairwell to bunkroom, mudroom and garage – the windows, the custom chandelier and stair balustrades illustrate the quality with which this home was constructed



Guest master suite with gas fireplace and private terrace; steps to spa

- The guest master suite and two additional bedroom suites are located on the lower level of the east wing. Each has its own character. All have rattan ceiling fans and their own stone decks or patios overlooking views. The guest master has a gas fireplace, huge bath and a walk-in closet. There are two small sitting rooms in this area, as well.
- A stone staircase with alder railing and wrought iron balusters leads from the kitchen area to the lower level in the west wing of the home. A custom pine tree motif chandelier suspends above the stairwell. Big windows provide ample natural light along the way.
- Children will love the downstairs bunk room. French doors open to a private patio and natural landscaping. The en suite bath, with a Western theme, features slate tile flooring, a double vanity with ceramic tile counters, and a ceramic tile shower.
- Even the spacious laundry room is finished stylishly with stone tile counters and backsplash with sheriff's badge insets, stone tile flooring, and an abundance of distressed alder cabinets with sheriff's badge brushed nickel and rope hardware. Other features include a built-in ironing board, a Maytag Neptune washer and 2 dryers.
- A climate-controlled wine room holds your favorite vintages (hundreds of bottles). Custom iron work graces the glass door.
- The mudroom is well-equipped with multiple built-in cabinets, cubbies, drawers, and a bench area making it easy for everyone to get ready for a hike or the slopes.
- The generous two-car garage has room for storing toys and gear. It also features 2 wood-louvered windows and a door with a window that accesses the front of the property.
- An elevator connects the garage level to the main level for ease of transporting groceries and luggage.



North guest bedroom with its own private deck with mountain views to the north



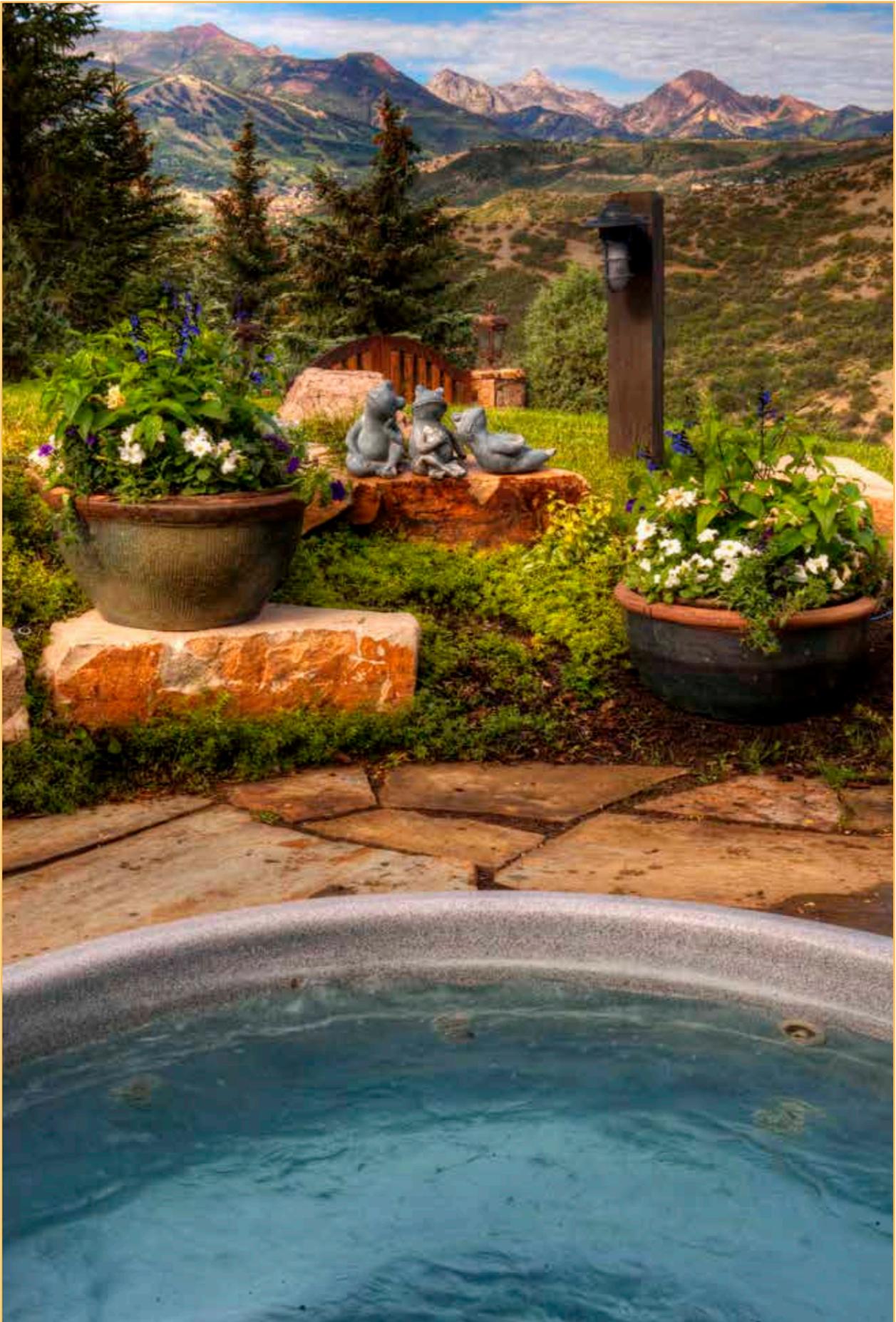
Northeast guest bedroom and walk-in closet; another private deck here



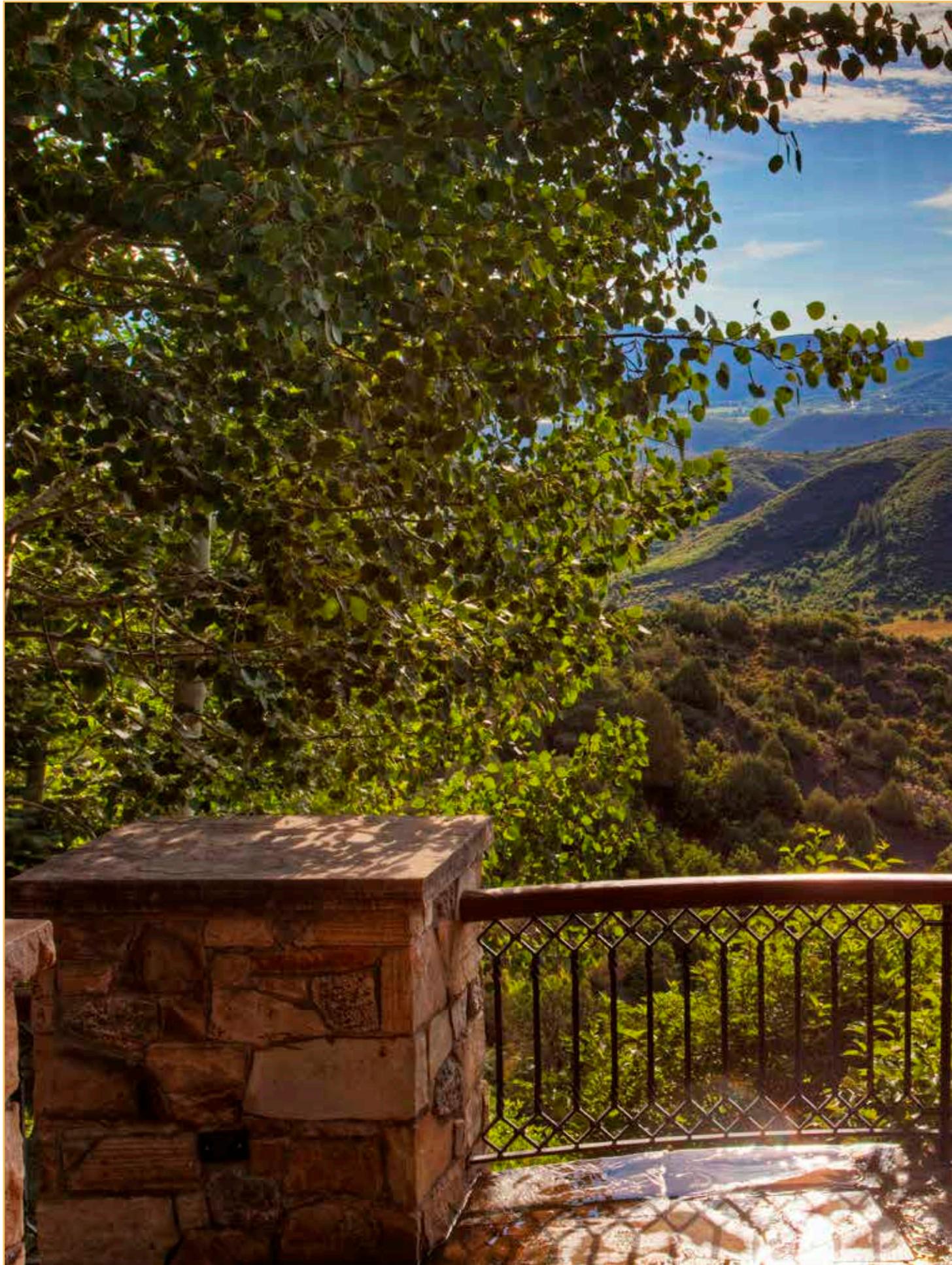
Bunk bedroom is a delightful space for children

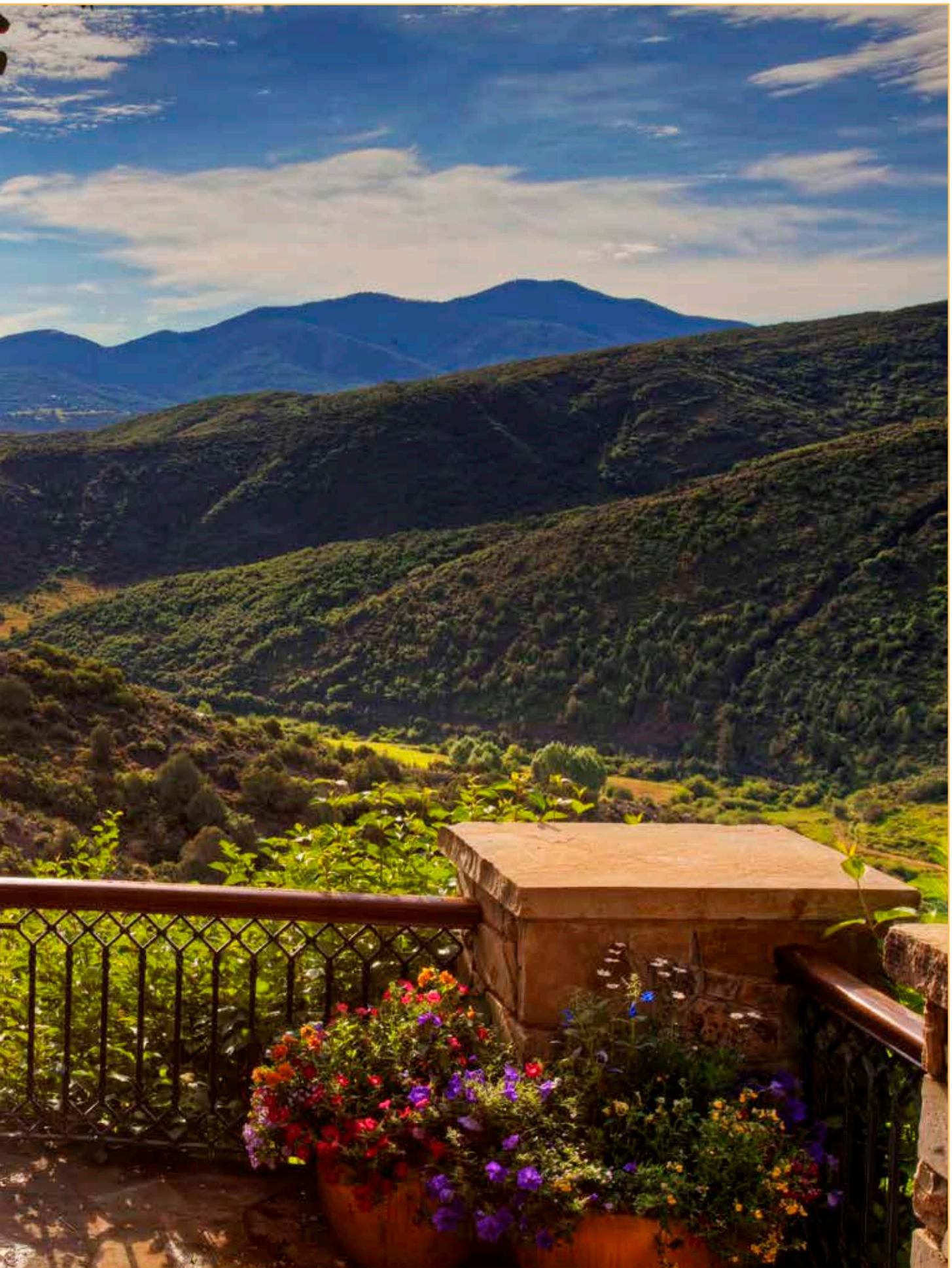


Bunk bedroom bath



Privately nestled spa, with the same extraordinary views enjoyed from much of the rest of home





Views to the north and east from the front entry steps – the rolling hills and mountains are always a fascinating play of sun and shadows

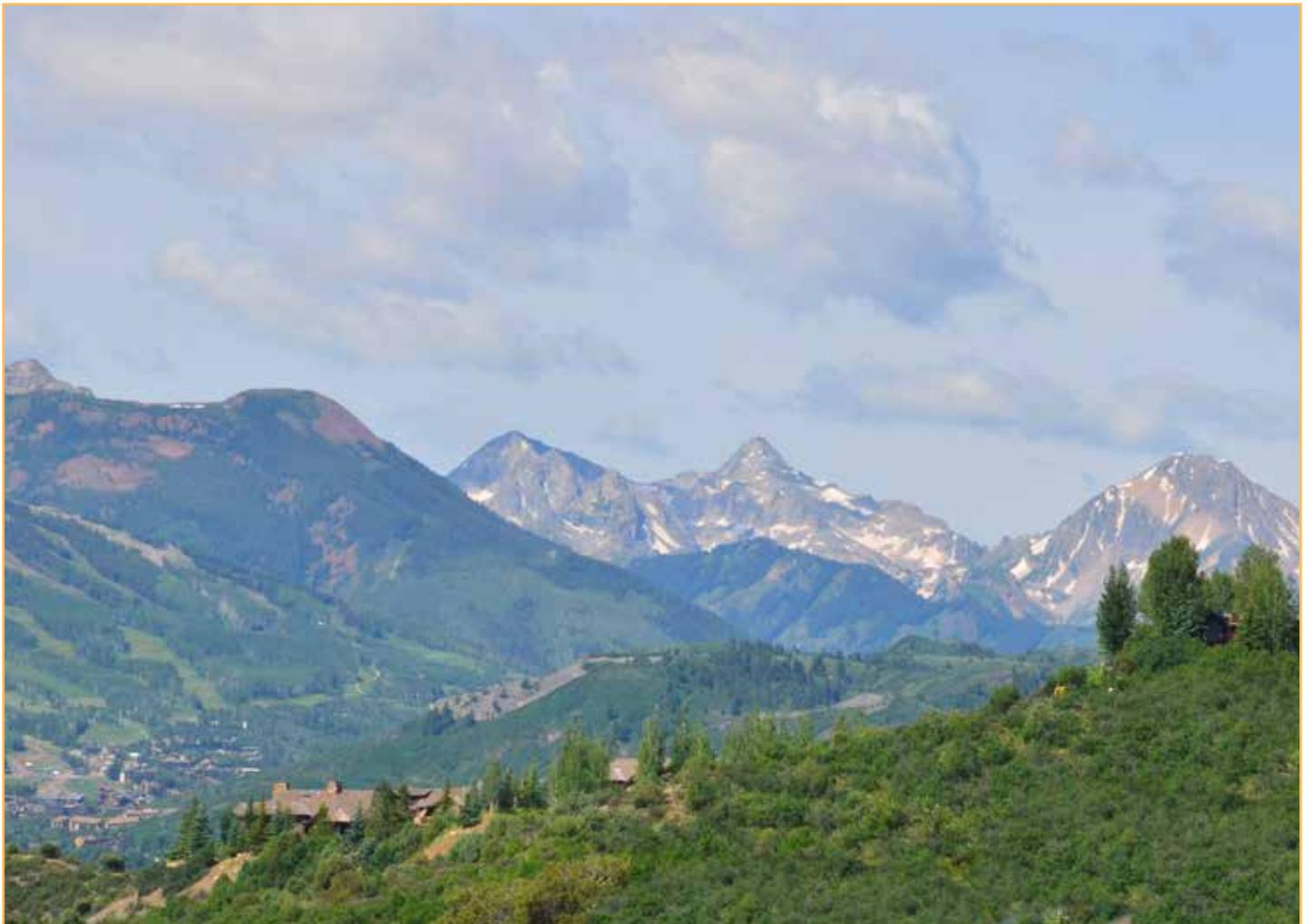


Exterior Details

- The building site for this home is set on a knoll overlooking the 37½ acre parcel and offers tremendous 360-degree views, yet maintains a feeling of privacy and protection.
- The property's building envelope is beautifully landscaped with flower gardens, as well as with aspens and evergreen trees which shade and gracefully embrace the house. There is also a small lush lawn and a wonderful stacked-stone water cistern with bear sculpture which welcomes everyone who arrives at the house.
- One of the property's best features is the expansive panoramic views of snowcapped mountains including the Continental Divide, the Snowmass Ski Area, and the surrounding 14,000 ft peaks.
- An extraordinary outdoor dining terrace with mountain views is the heart of the home, according to the current owners who designed it. It's a place to gather family and entertain friends with a dining table that seats 10 under a stunning antler chandelier. There is also a sitting area around a gas-log fireplace surrounded by hand-painted tiles and Colorado stone. Thick rough-hewn sandstone countertops are complemented by distressed wood cabinets with longhorn hardware. A DCS professional grill is large enough to cook for a crowd. Built-in gas heaters will keep everyone warm on cool evenings.
- Take in spectacular mountain views by day and the stars at night from the stone terrace adjacent to the great room. A stone gas-log fireplace with custom iron screen will stave off the evening chill. Outdoor speakers are disguised in stone surrounds. Additional stone patios or decks are off of all the bedrooms.
- Exterior materials include chinked sawn-log siding, stone accents, a cedar shake roof, copper flashing, and custom lighting fixtures.
- Down below the home on the rest of the 37 acres are two fenced irrigated pastures, ideal for a few horses. There are miles of adjacent trails for riding or hiking.



Views of entire Snowmass Ski area, Snowmass Mountain, Capitol Peak, and Mt. Daly, as seen from much of home, including great room and master



A few of the homes on the ridge of Pioneer Springs Ranch, including this property, have stunning views of the Snowmass ski area and of Mt. Daly and Capitol Peak



The landscaping around this home is stunning, with thousands of flowers – this garden is at the front entry



Great room terrace with fireplace



This outdoor dining terrace is the heart of this house. Fireplace and built-in ceiling heaters make this space usable all year round.



The outdoor dining terrace enjoys big views and features Colorado buff sandstone floors and a sizeable gas grill.



Landscaped and softly lit entry path to front door



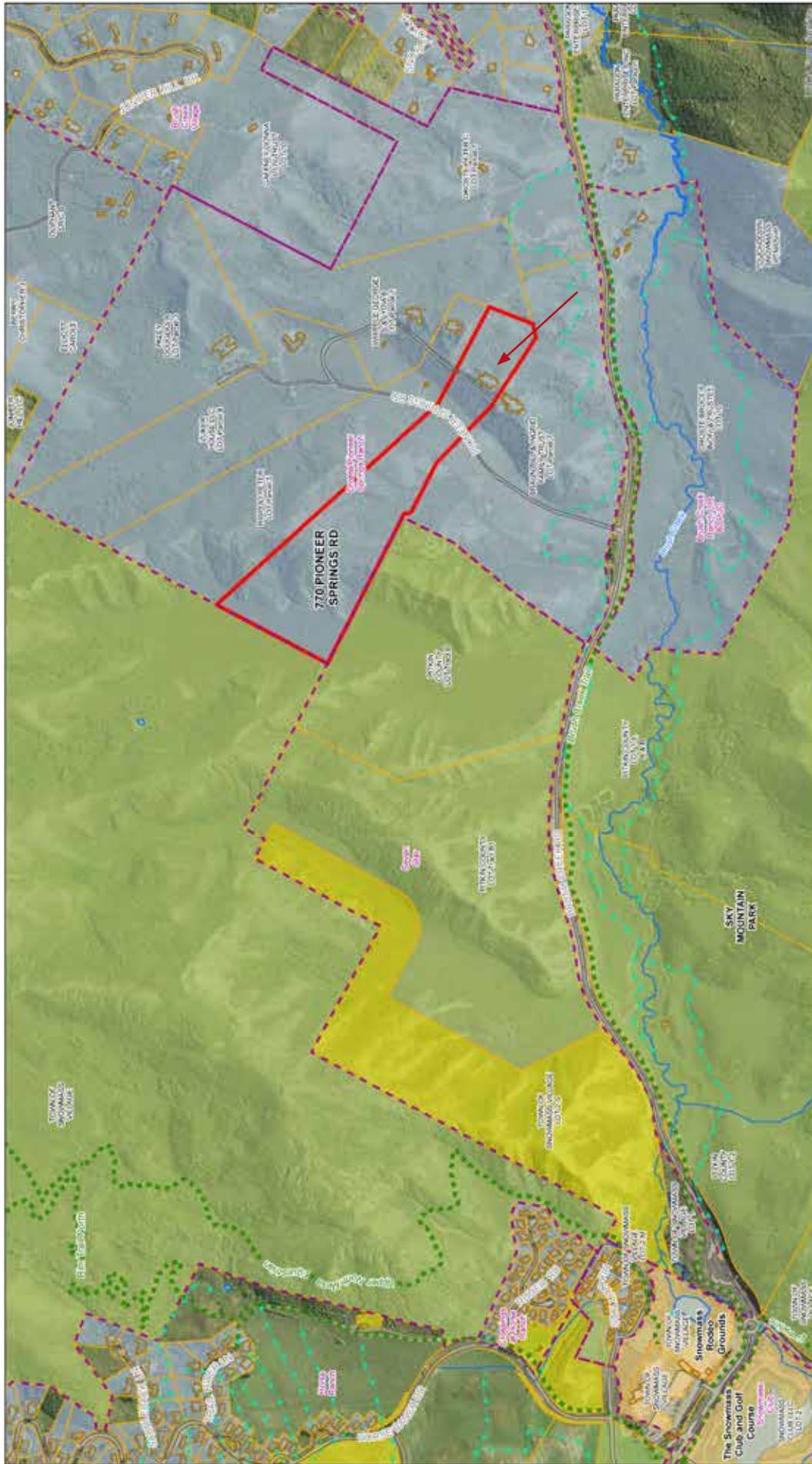
A stacked stone water cistern featuring a bronze bear sculpture greets your guests as they arrive



Master bedroom private terrace



South elevation of the home, as seen from the far side of the property



Legend

- Trails
- Drives
- Roads
- Ditches
- Water
- Structures
- Parcels
- Subdivisions
- Residential
- Recreation/Commercial
- Open Space
- Agriculture
- Tax Exempt
- Vacant

770 Pioneer Springs Ranch

Scale: 0, 675, 1,350 Feet

Compass Rose: N, S, E, W

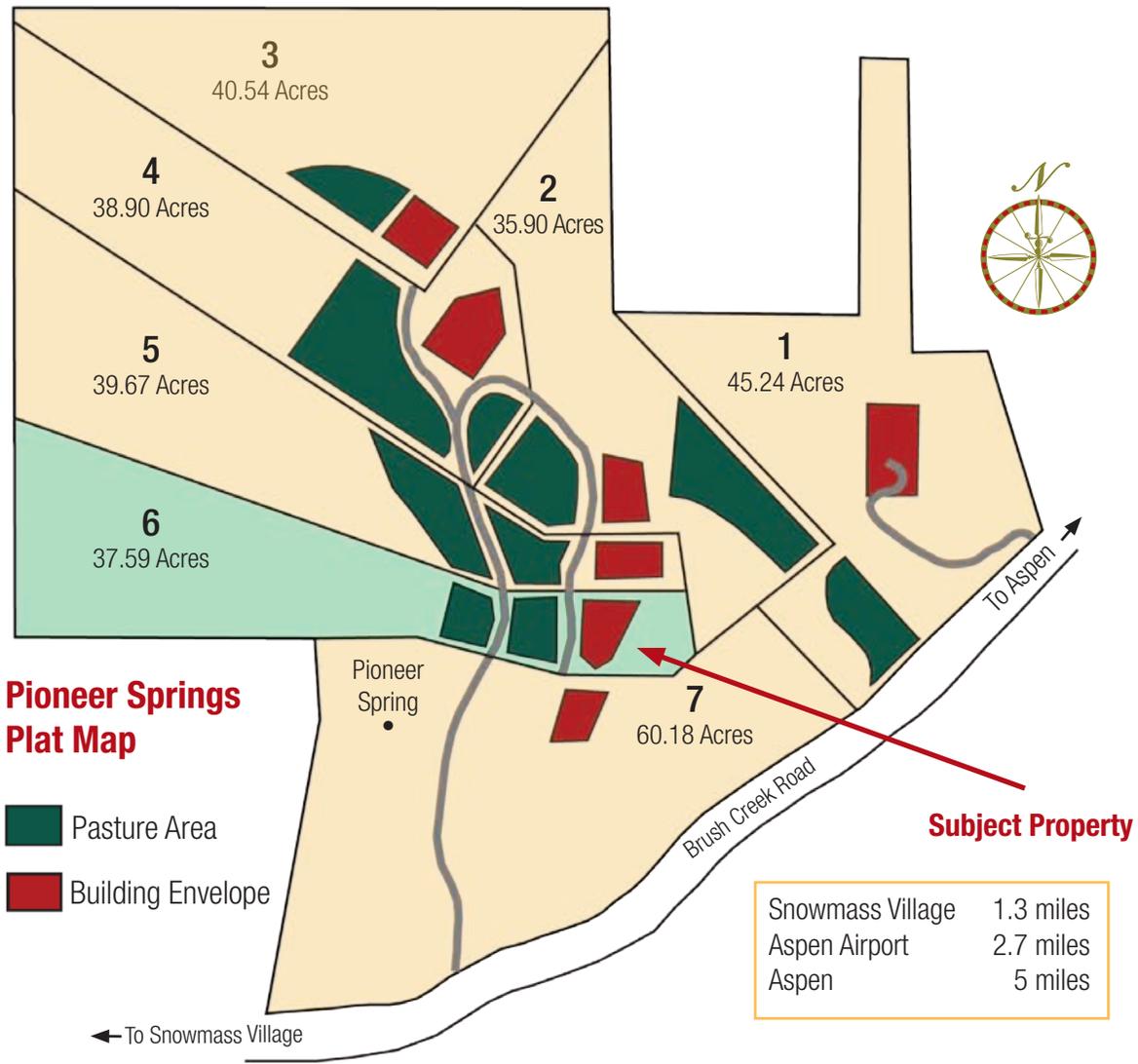
DEKIN of COLORADO

The City of Aspen cross-section addressable street
 This mapmaking is a graphical representation
 of the values recorded and is not a legal
 instrument. The accuracy of the information is
 depending on the assignment or reduction.

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Date: 7/8/2014

Pioneer Springs Ranch | Aspen, Colorado



About Pioneer Springs Ranch

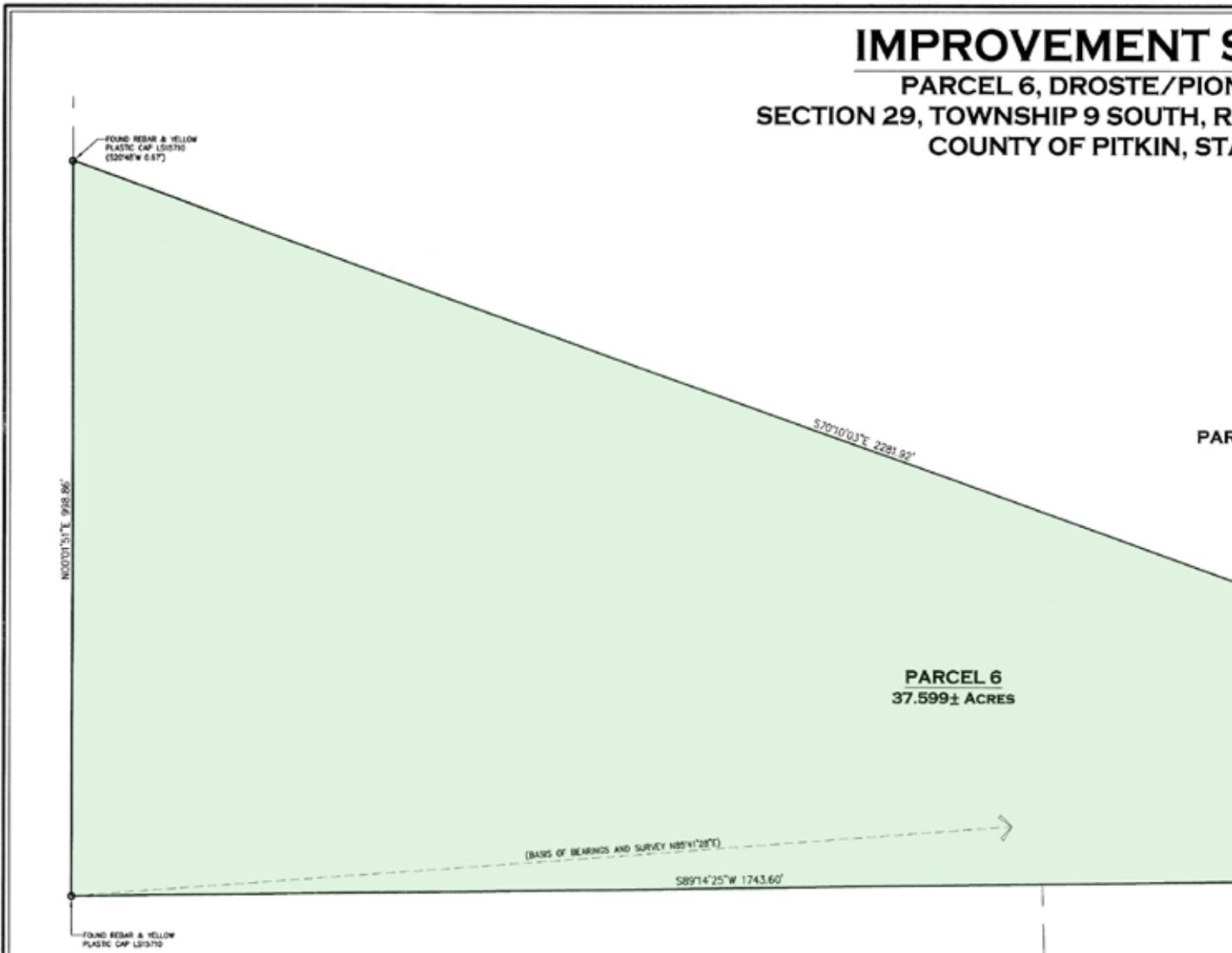
- Pioneer Springs, a 300-acre ranch of just seven homesites, offers a stunning combination of remote ambiance, resort convenience, and modern facilities. The enclave enjoys underground utilities, district water, and ideal access to the airport, Aspen, Snowmass and skiing.
- Every Pioneer Springs Ranch property has a designated pasture area where owners may keep up to four horses from April 1 to October 30 (some seasonal restrictions are observed in consideration of migrating elk), and owners are allowed to fence their pastures and to erect loafing sheds. A general easement crosses the undeveloped areas of Pioneer Springs Ranch parcels for the purposes of horseback riding, hiking and cross-country skiing by owners. A common, private road accesses Lots 2 through 7 and is maintained by the homeowners association. Owners are responsible for their driveways.
- Subject to Pitkin County approval, one attached caretaker unit per tract may be allowed and would be deed-restricted according to Pitkin County Housing Authority Guidelines. To protect the abundant wildlife on the ranch, dogs are not allowed.
- Pioneer Ranch is governed by protective covenants, including architectural review provisions. This assures that future neighbors will meet the high standards already established by improvements in place.

IMPROVEMENT SURVEY

PARCEL 6, DROSTE/PIONER

SECTION 29, TOWNSHIP 9 SOUTH, R

COUNTY OF PITKIN, STA



PARCEL 6
37.599± ACRES

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N85°14'25\"/>

IMPROVEMENT SURVEY STATEMENT

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY HIGH COUNTRY ENGINEERING, INC. FOR ROBERT E. COURSON.

I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JULY 21, 2014, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN. THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

BY: 
FRANK W. HARRINGTON, L.S. (No. 15592) CIVIL ENGINEER
7/20/14

LEGEND

- ☐ TELEPHONE PEDESTAL
- ⊙ CLEAN-OUT
- ⊙ SEPTIC LID
- ⊙ GAS METER
- ⊙ GAS MARKER
- ⊙ WATER VALVE
- ⊙ WATER MANHOLE
- ⊙ WELL
- ⊙ IRRIGATION VALVE BOX
- X — FENCE

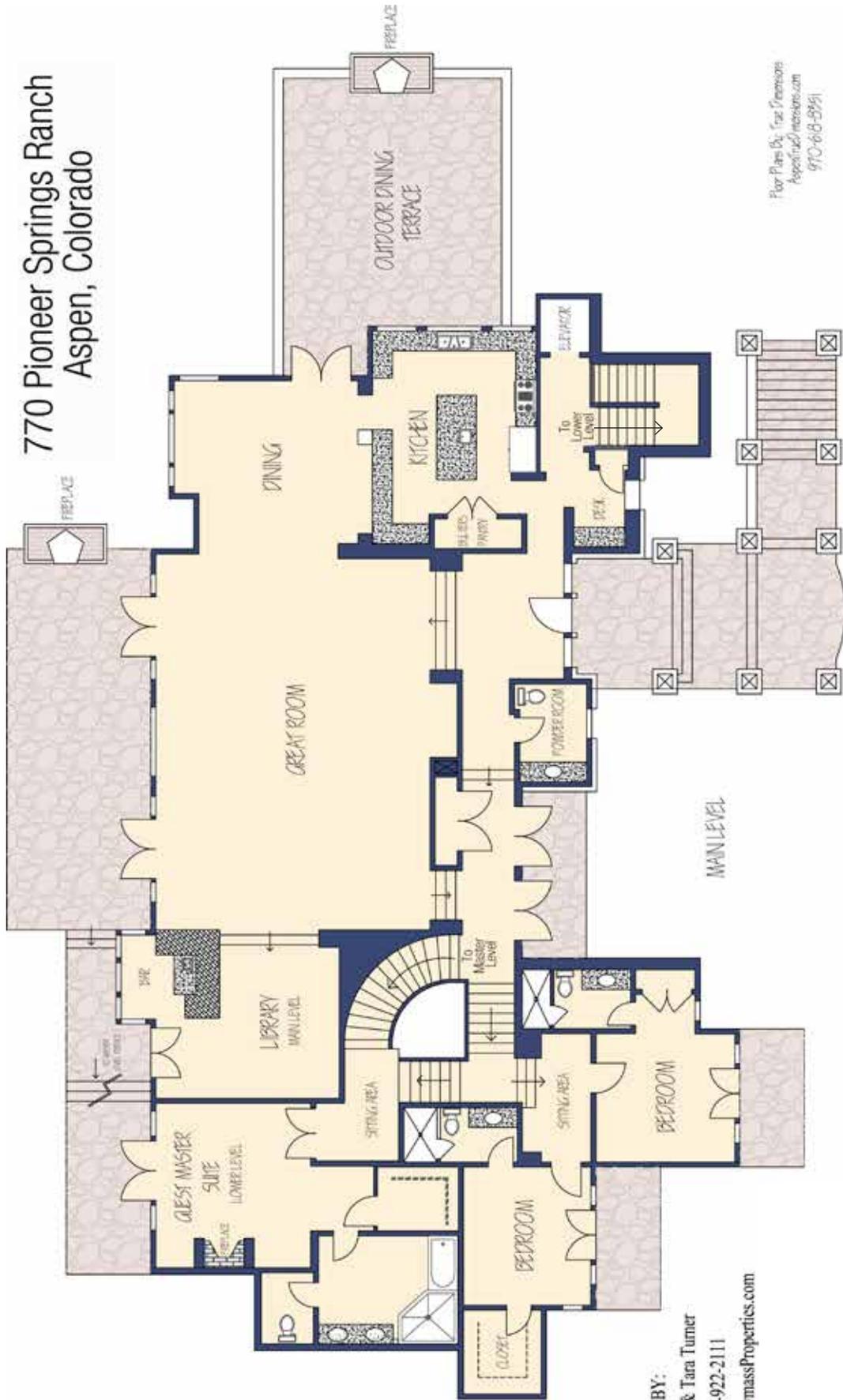
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

770 Pioneer Springs Ranch
Aspen, Colorado



Floor Plans By: Tara Timmons
AspenSnowmassProperties.com
970-618-8951

OFFERED BY:
BJ Adams & Tara Turner
Office: 970-922-2111
AspenSnowmassProperties.com

770 Pioneer Springs Ranch
Aspen, Colorado



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Details:

Legal Description:	Parcel 6; DROSTE/PIONEER SPRINGS RANCH; Pitkin County, Colorado
Street Address:	770 Pioneer Springs Road; Snowmass Village, CO 81615
Elevation:	7975'
Parcel Size:	37.59 acres
Architect:	Robert Trown & Associates, Dallas and Aspen
Contractor:	Dakota Development Company
Square Feet (heated living):	7284 sq ft (per True Dimensions)
Bedrooms/Baths:	5/5½
Year Built:	2001
Parking:	801 sq ft of garage (2-car + storage); ample guest parking
Fireplaces:	5 gas fireplaces: great room, master suite, guest master suite; great room terrace and outdoor dining terrace.
Laundry:	Spacious laundry room with a Maytag Neptune washer and 2 Maytag Neptune dryers
Decks/Terraces:	1258 sq ft, all snow-melted; driveway is also snow-melted
Heating/Cooling:	Gas-fired forced air; central air conditioning
Utilities:	Domestic water via Brush Creek Metro District; septic system with leach field, Holy Cross Electric, and Source Gas. Irrigation water comes from a well located in the pasture area. Owner also shares in water rights which were recently acquired from a nearby neighbor, which rights allow the entry and pastures along either side of Pioneer Springs Road to be irrigated.
Views:	Expansive views of the Elk Mountain Range, including the Snowmass Ski Area and surrounding peaks
Occupant:	Second home owners
Property Taxes:	\$21,529/yr (2015)
Homeowners Fees:	Assessed as needed for road maintenance and snowplowing, which costs are shared by the six homeowners who use that road for access
Real Estate Transfer Tax:	No, as property is located in unincorporated Pitkin County
Price:	\$10,950,000, furnished (with exclusions – see Disclosures)
Terms:	Cash, or terms otherwise acceptable to sellers
Disclosure:	All artwork and accessories, as well as all contents of kitchen, plus armoire on east wall of great room are excluded. Inventory in process.
MLS#:	139437
Property Website:	AspenRanchEstate.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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