

THE ASPEN HOUSE @ STRAWBERRY PARK



ASPEN HOUSE



SteamboatStrawberryPark.com

40455 Virtus Way
Steamboat Springs, Colorado 80487

AN EXCEPTIONAL STEAMBOAT SPRINGS OFFERING

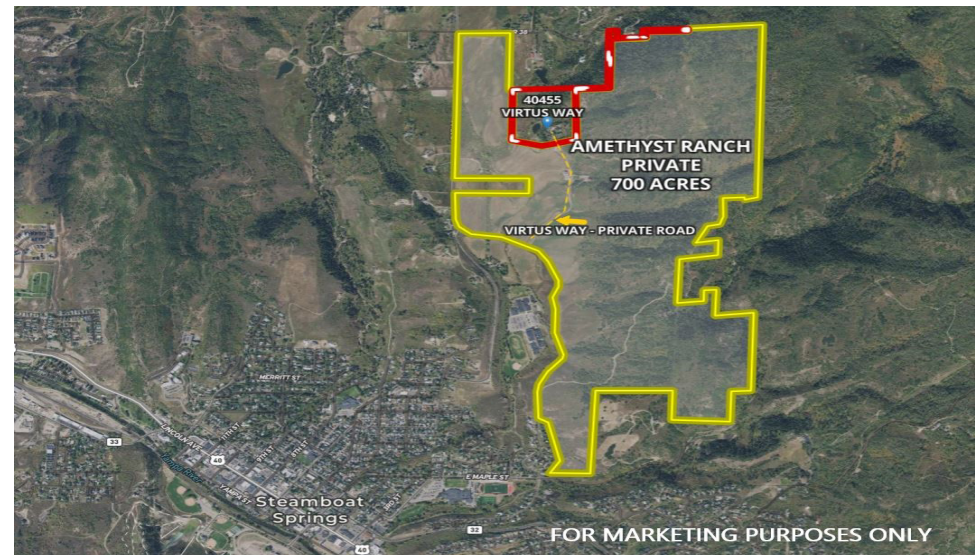
Premium 5 bedroom luxury home, with additional detached private guest residence, barn, pond, water rights, on a beautiful and lush 35 acres, surrounded on 3 sides by the 700 acre Amethyst Ranch.

THE BEST location in Strawberry Park.

Drive, bike, or walk the 1 mile to Steamboat city limits.



LOCATION



For decades, Strawberry Park has been known by residents as the premier location to call home. The park's convenient proximity at the north edge of Steamboat Springs is wrapped by mountains on 3 sides, surrounding a fertile basin of grassy meadows, creeks and forested trees, creating a charming and subtle welcome. Strawberry Park also sits nestled at the base of the lush Buffalo and Soda mountains, well known for capturing some of the best snow in Colorado within the 1 million acres of Routt National Forest. Strawberry park is ideally and quietly buffered from the business of town and noisy connector roads.

NEARBY ATTRACTIONS



The Aspen House at Strawberry Park is just minutes to the finest destinations in Ski Town USA and is a short drive to the conveniences of every day life!

Less Than 1 Mile

| | |
|-------------------------|-----------|
| Strawberry Park Schools | 0.3 Miles |
| Steamboat City Limits | 0.2 Miles |
| Perry Mansfield | 0.6 Miles |

Less Than 3 Miles

| | |
|------------------------|-----------|
| Steamboat Springs HS | 1.3 Miles |
| Spring Creek Trailhead | 1.2 Miles |
| Old Town Hot Springs | 1.7 Miles |
| Downtown Steamboat | 1.7 Miles |
| Natural Grocers | 1.7 Miles |
| Post Office | 1.7 Miles |
| Pro Rodeo Arena | 2.1 Miles |
| Emerald Mtn Trails | 2.2 Miles |
| Ski Haus | 2.9 Miles |

Less Than 6 Miles

| | |
|---------------------------|-----------|
| Bob Adams Airport | 4 Miles |
| Hospital | 3.4 Miles |
| Strings In the Mtns | 3.6 Miles |
| Strawberry Park Hot Sprgs | 5.4 miles |
| Dry Lake Parking Lot | 4.5 miles |
| Fish Creek Falls | 4.2 Miles |
| Steamboat Ski Area | 3.9 Miles |
| Rollingstone Golf | 3.9 Miles |
| City Market Grocery | 3.1 Miles |

LAND & WATER

This new ranch offering is a scenic property with 35 lush mountain acres including towering aspen and pine trees, expansive clear pond, active water rights running through the property, hay meadows, and ultra privacy. The land is moderately flat to sloping and has a protected steeper section on the easterly boundary.

Experience unparalleled privacy in a peaceful country setting with access to historic downtown; so close you could ride your bike to town and enjoy one of 80 of Steamboat's delicious eateries. Enjoy hiking, snow shoeing, skiing, snowmobiling, fishing, 4-wheeling, horseback riding, paddle boarding and wildlife sightings directly from your home. The property includes deed access to public lands for extended hikes and snow shoe excursions to the forest. The neighboring Amethyst Ranch is a private ranch of approx 700 acres on this side of the subject property.



LIFESTYLE



WILDLIFE

On any occasion, expect to see abundant wildlife including elk, mule deer, moose, black bear, cranes and multiple species of birds.



VIEWS

This property has a special setting, with uninterrupted views across Strawberry Park, Emerald Mountain and the valleys and mountains beyond, including the evening twinkling lights of town.

Enjoy the scenery of Mt Werner from the kitchen windows through massive trees surrounding the property. A hike around the land has a surprising amount of view corridors in all directions. Crystal clear, star-filled skies can be enjoyed year-round.



THE RESIDENCE

With approximately 10,000 square feet of comfortably appointed space, this 5 bedroom, 5.5 bath custom mountain home graciously greets all who enter with soaring great room ceilings, numerous fireplaces, all complimented by walls of windows overlooking beautiful gardens, rock outcroppings, forests, and surrounding mountains. The custom home was constructed by Joe Gillespie, General Contractor.

The main level spans a very thoughtful footprint and expansive layout including 2 main bedroom suites, large office, reading area, and great room, all surrounding a fantastically updated gourmet kitchen with light pouring in through expansive window packages. The kitchen is designed with a central location and connectivity to all the key spaces of the main level. Enjoy family and friends and meals utilizing professional grade appliances throughout. The cozy breakfast nook is ideal for enjoying a family game after dinner and perfect for casual meals. The primary bedroom suite is expansive and beaming with natural light. From the adjacent private patio, dip in the hot tub on cool evenings or sip on morning coffee in the fresh mountain air. The secondary main level suite is perfect for close friends and family. The lower level includes 3 bedrooms, a generous media/game room, and abundant heated storage. Additional highlights include radiant floor heating, (insert others), and an organized, spacious mudroom adjacent to the heated 3 car garage.



ADDITIONAL IMPROVEMENTS

The detached private guest quarters has its own special view and character and includes an attached 2- car garage. This roomy space offers a convenient offering for family and friends or could be utilized for a property caretaker.

A sizable barn, with adjoining fence corrals, is readily available for storing away all of your outdoor adventurous gear, equipment and toys, and could be utilized for horses

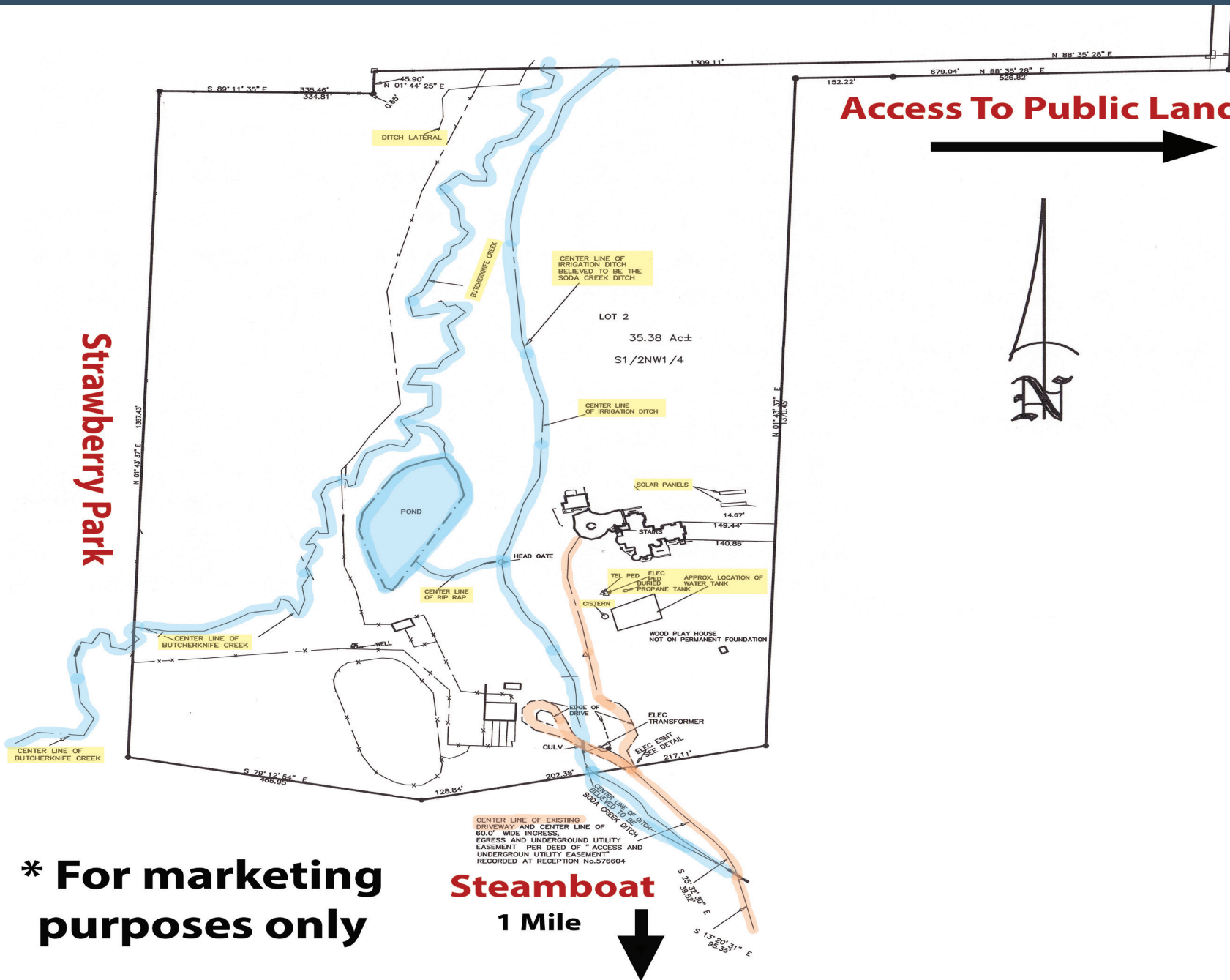


SURVEY

Access To Public Land



Strawberry Park



*** For marketing purposes only**

Steamboat
1 Mile





CALL FOR A PRIVATE TOUR

www.SteamboatStrawberryPark.com

Photo Galleries | Video Galleries | Maps | Details

40405 Virtus Way
Steamboat Springs, Colorado 80487

Please call for pricing.



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