



0129 SUNFLOWER LOOP • CARBONDALE

# CERISE RANCH



*Rare combination of seclusion with convenience.*

**Mountain Sophistication. \$1,675,000 unfurnished**

This stunning, brand new 5,474 square foot home will take your breath away! Located on one of Cerise Ranch's premier lots, this home is epic in size and offers 5 bedrooms, 4.5 baths and a 3-car heated garage.

The open floor plan is spacious, with smaller spaces for intimacy in one of midvalley's most desirable neighborhoods. Some of the many features this home boasts of include: extensive landscaping; the home is completely pre-wired for sophisticated, state-of-the-art entertainment, sound and security systems; well designed comfortable kitchen; lavish master suite and features master craftsmanship throughout. Enjoy easy access to all of the Cerise Ranch amenities and an ideal location-just a short drive to Basalt or Carbondale.

This enchanting home has a comfortable, inviting feeling...come see why you belong here.



**CHAFFIN LIGHT**

Real Estate

BASALT OFFICE

Formerly Roaring Fork Real Estate

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# CERISE RANCH

Bedrooms 5  
Bathrooms 4.5  
Heated Sq Ft 5,474  
Acreage 3.449 acres  
Roof Composition shingle  
Year Built 2007  
Heat Radiant and central A/C  
Electric Holy Cross  
Gas Kinder Morgan  
Water Community  
School Basalt RE-I  
Inclusions Stainless steel appliances  
Washer/dryer  
HD Panasonic 58" Plasma TV & HD DVD player  
HD Panasonic 50" Plasma TV with HD DVD  
player and 5 disc CD player  
Pool table  
Features 3-car heated garage  
Trex decking  
Hardwood and tile flooring  
Knotty alder cabinets  
Granite slab countertops  
Whirlpool tub & steam  
shower in master bath  
Landscaped yard with  
sprinkler system  
Amenities Club house  
Swimming pool  
Taxes \$1,968.54 – 2006  
Homeowner's Fees \$145/mo  
MLS # 102733  
Listing Agent Jana Dillard  
cell: 970.948.9731  
email: jana@clre.com  
www.AspenAreaRealEstate.com  
Price \$1,675,000 *unfurnished*



MASTER BEDROOM



MASTER BATH



LIVING ROOM & KITCHEN



REC & GAME ROOMS

Snowmass Real Estate Company, Carol Ann Jacobson Realty and  
Roaring Fork Real Estate are coming together to form Chaffin Light Real Estate.  
One name, one team, one focus: you.

Snowmass Village 970.923.2006 Aspen 970.925.2811 Basalt 970.927.8080 CLRE.com



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Square footage measurement was obtained from the County Assessor's office and is only an approximation of the square footage and/or lot size of the property. Neither Seller nor Chaffin Light Real Estate is able to warrant the square footage of any structure or the size of any land. If square footage is a material consideration, Buyer should contract for property to be independently measured. While the information contained herein is deemed reliable, it cannot be guaranteed: subject to errors, omissions, prior sale, changes or withdrawal without notice.

# CERISE RANCH



## ADDITIONAL HOME FEATURES

- All rooms have been wired for high-speed internet, TV and most for phone
- All speakers in the home are "Infinity" brand
- Home security system includes installed smoke detectors and is pre-wired for perimeter doors, motion detectors, CO<sub>2</sub> detectors, water leak detectors, low temperature and high temperature detectors

## SPECIAL FEATURES

This home is pre-wired for sophisticated, state-of-the-art integrated entertainment, sound and security systems by Hi-Tech Systems. Here is an overview of what each room has been **pre-wired** for:

### HOME THEATER ROOM

- High definition projector
- 7.1 surround sound
- 7 speakers can be sunk into the walls or in the open
- Subwoofers
- High definition TV
- Wireless, infrared TV cable
- Stereo and TV wires are tucked away so there is less clutter

### BASEMENT BEDROOMS

- Option for large flat panel displays or small TV

### BASEMENT FAMILY AND ENTERTAINMENT ROOM

- Options for a myriad of flat screen TV types
- Ceiling speakers
- Option for complete surround sound
- Panasonic 58" HD Plasma TV and HD DVD player
- Comcast HD box

### STUDY

- Ceiling speakers
- Volume control on the wall
- Extra internet & phone lines for a home office

### MASTER SUITE

- Ceiling speakers
- HD TV
- Stereo/TV equipment tucked away in closet and out of sight
- Bathroom wired for speakers, volume control and TV
- Deck wired for all weather speakers and volume control

### LIVING ROOM

- 4 ceiling speaker placements
- Panasonic 50" HD Plasma TV and HD DVD player and 5 disc CD player
- Comcast HD box

### KITCHEN & BREAKFAST NOOK

- Small flat screen TV
- 2 phone locations
- Wall speakers

### DINING ROOM

- 2 speaker locations with separate volume control



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