



311 LARKSPUR DRIVE • CARBONDALE  
**CERISE RANCH**



*Room for family and friends..*

**Exceptional and Spacious!** \$1,549,000 *partially furnished*

This truly sophisticated home features 5 bedrooms + bonus media room, 4 baths, wine closet and family room on a 4-acre estate lot overlooking a landscape of protected lush pasture. Master craftsmanship showcasing beautifully appointed features with great spaces for entertaining and intimate places for family moments. Partially furnished to move into.



**CHAFFIN LIGHT**

Real Estate

BASALT OFFICE

*Formerly Roaring Fork Real Estate*

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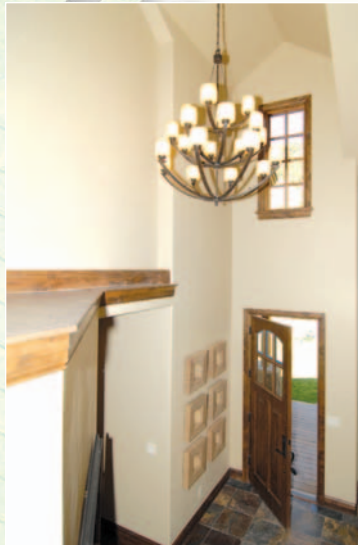
# CERISE RANCH



**Karen Toth**

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Bedrooms	5+ bonus/media room
Bathrooms	4
Heated Sq Ft	3,771
Terms	Cash
Garage	3-car, 912 sq. ft.
Year Built	2008
Heat	Forced air, gas
Fireplace	Gas
Features	4-acre estate lot Overlooking lush pasture Media room Wine closet Family room Great spaces for entertaining Cerise Ranch amenities
Taxes	\$3,9160.40 – 2007
HOA	\$600/qr.
MLS #	I06514
Price	\$1,549,000 <i>partially furnished</i>



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

*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.*



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## CERISE RANCH



### INTERIOR FINISHES:

- Knotty alder raised panel and glass front entry door
- Vaulted ceilings throughout, soaring to 20+ feet in the great room
- Exposed beams in great room and dining room
- 2 Fireplaces beautifully stacked with Telluride Bear Ranch Stone and hand chiseled wood mantel
- Sierra Pacific windows maximized throughout the house
- Interior doors are hand-stained knotty alder with Emtek solid levers
- Distressed solid hickory hardwood floors in hallways, great room, kitchen, dining room and office
- Rich European imported granites throughout
- All bathrooms include Kohler plumbing fixtures, imported granite, and designer stone or tile.
- 5/6 Bedrooms feature large closets and vaulted ceilings
- Designer lighting fixtures throughout

### DESIGNER KITCHEN:

- Knotty alder custom Roaring Fork cabinets with full extension glide and crown molding
- Stainless steel GE Profile Designer Series appliances including 5 Burner gas stove, double convection oven, over-the-range microwave oven, hidden dishwasher and GE Profile counter depth French door refrigerator for a built-in look
- Large island with seating for 3
- Granite countertops
- Large stainless steel sink with Kohler faucet and soap dispenser
- Separate pantry with ample storage

### GREAT ROOM:

- Large windows on either side of a 20ft raised hearth stone fireplace give a wonderful view of the large pond and meadow
- Room includes 40" 1080i HDTV flat screen television, stereo HD receiver and premium speaker system

### DINING ROOM:

- Vaulted ceiling with exposed beams
- French doors leading to large redwood deck

### LUXURIOUS MASTER SUITE:

- Main floor master suite
- His and her large walk-in closets
- French doors lead to private deck
- Large steam shower with rain head, fixed head and handheld shower and an onyx bench along with custom tile design
- Integrated soaking tub
- Prewired for internet and CATV

### LAUNDRY ROOM:

- Handcrafted built-in cabinetry
- Slate floors
- Large storage closet

### OFFICE:

- Pre-wired for internet and CATV

### FAMILY ROOM:

- Floor to ceiling Telluride Bear Ranch Stone fireplace with rustic hand chiseled mantel
- Two locations for standard or flat screen TV install
- Large windows and walkout to patio bring the outdoors in
- 170+ bottle capacity wine closet

### MEDIA ROOM:

- HDTV home theatre system with 92" screen, Dolby 7.1 surround sound system, HD receiver and CD player
- Could also be used as 6th Bedroom

### ELECTRONICS:

- Built-in premium speakers with individual volume controls
- House pre-wired for internet and CATV
- Trane high efficiency gas heating and cooling system

### EXTERIOR – UNIQUE ARCHITECTURAL ELEMENTS:

- Extensive use of Telluride Bear Ranch Stone
- Vertical and horizontal cedar siding with Sikkens Protective Stain
- Redwood front deck, master deck and rear deck with stairs leading to the backyard
- Roof has 40 years architectural asphalt shingles and rusted corrugated steel