



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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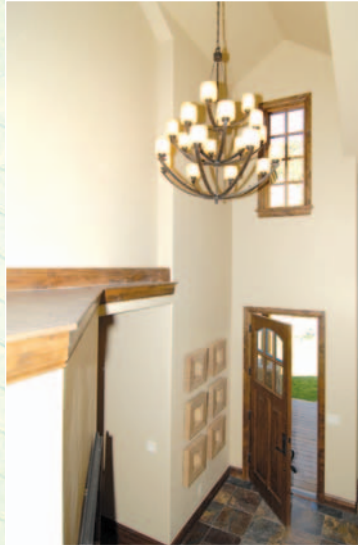
CERISE RANCH



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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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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