

Lot 95R

Full house humidification system

Heating coils

driveway, ski-in area, decks, back walk way at rear of house, all interior flooring

Reverse osmosis at all bars and kitchens

Full house water softener system

TV security at front door

Hot tub with music and lighting systems

10' movie screen with Bronco system

Viking, Bosch, Sub Zero, etc. appliances

Steam Showers in Master and Guest Master

Jetted tubs in Master and two guest masters

Viking outdoor grill

Eat-in wine cellar

Security system

Lutron lighting system

Sprinklers (Interior)

Three laundry rooms - two with Bosch appliances and one with Miele

Office with two separate desk areas

Full in house audio system

Safe room with security, phone, etc.

From site visit October 26:**Exterior:**

Rear of house has 25-foot deep trench that has been filled with spray foam, then foam blocks (28), then more spray foam, then concrete with heating tubes (heat to 55 degrees) and 10 drain pipes under driveway to ski run. Snow will never block back windows or access, or create a problem

Stone is from Oklahoma

Chimney caps are "crowns"

Roof is cedar shake with copper snow guards/flashing

Two topmost roof ridges will get decorative treatment

Auto court is heated, random flagstone-edged, with center of diamond exposed-aggregate concrete (Butch to get us a revised auto court plan)

Entry exterior also heated random flagstone, as well as all decks and terraces

Entry door, transom and sidelights all American walnut

Main Level:

South wall of foyer is stone (same as exterior)

Foyer floor is hard-surfaced – slate

Large entry closet on west side of foyer

Wood railing directly ahead, overlooking great room

All areas on main floor except laundry, mudroom and entry are hardwood - Australian cypress

Library off great room is paneled in knotty alder, has bookshelves on door wall, fireplace with wood surround and custom wood mantel, plaster ceiling with large exposed beams

Great room fireplace surround is same stone as exterior

Dining room has 2 chandeliers, 2 fixed glass panels and French doors to hall to kitchens, French doors to upper terrace with 2-sided outdoor fireplace

Hall features wet bar to serve both dining and great rooms, with icemaker and wine cooler, and Fortuny silk chandelier

Large office across from powder room and elevator with 2 workstations, ample cabinets and storage, TVs

Powder room, next to elevator, has antique vanity, separate W.C.

Hall dining opens onto has buffet setup with knotty alder cabinets and granite top

Kitchen:

Island with butcher block countertop has painted poplar cabinets (is plumbed for vegetable sink, but does not have one)

Rest of cabinets are stained knotty alder

Breakfast nook with built in seating and table

Flat screen TV

Wood ceiling (only one in house)

(Butch to get appliance list)

Laundry (off main entrance to west past entry closet) has 2 Bosch washers, 2 Bosch dryers, concrete countertop, hanging drying area, drawers under washer/dryers and a shelf above

Service kitchen off main kitchen has undercounter fridge, microwave, small room-temperature wine storage area, Miele built-in coffee maker, granite top, sink, private powder room

Stairs to upper level are wood, railings are knotty alder

Lower Level:

All floors on this level are wood (Australian cypress), except for guest bedroom

Stairs and the elevator lead to a hall with storage for wine glasses

The temperature- and humidity-controlled wine room is finished all in stone, with a hard surface floor and a brick barrel roof, from a warehouse in Denver, and has a chandelier as well as recessed can lighting. There is a sideboard with sink, two large thermopane glass windows behind wine racks (can see from both sides)

The lower level has an outside-to-inside air exchanger, to pull fresh air from outside to replace the stale inside air

To the west of the stairs is the large mechanical room

The family room features pecky cypress beams as well as regular cypress (on the floor and bar), movie projector to large screen opposite (access for repair is on ski run), when not in use, screen rolls up to reveal bookcase behind

Guest suite off family room has bath with jetted tub, double vanity, separate W.C., walk-in closet

Pecky cypress arches delineate the bar/lounge area

The half-round bar is further delineated with spoked beams on the ceiling, also has 3 TVs, wine bottle light fixtures, undercounter sink, icemaker, dishwasher, microwave, set up for grill on terrace outside

The ski area consists of a heated seating area, ski rack area with drip trough to drain system, exercise room, sauna, steam/standard shower, full bath with double vanity, massage room with vanity sink

The hot tub is on the ski-in terrace, just outside the ski area

Third Level:

Laundry room with Bosch washer and dryer, colored concrete top

Hall, entries to bedrooms are wood, all bedrooms are Berber carpet, all baths are hard surface

Two steps up to master suite

Safe room with hidden doorway to west of master entry

Master bed has antique armoire to house TV, private deck, gas log fireplace with cut stone surround and matching hearth, built-in bookcases on either side of fireplace.

Master bath has laundry closet with Miele stack washer/dryer, double vanity with TV behind mirror, jetted tub in window, steam shower, separate W.C., large walk-in closet with glass doors, custom built-ins, built-in ironing board with steam and window seat

Guest master has gas appliance fireplace with stone surround and bookshelves

Cased archway to double doors, private deck

Guest master bath has jetted tub, shower, 2 vanities with shower in between, walk-in closet

A second guest suite has double doors with European-style safety railing and sidelights, bath has jetted tub, shower, walk-in closet, double vanity

A third guest suite, accessed by three stairs down, could either be 2 guest bedrooms with double lock-off between, or caretaker's suite. First bedroom has doors to a deck (shared with second), bath with corner double vanity, tub/shower combo, walk-in closet with built-ins. Second bedroom has full kitchen (with undercounter refrigerator), separate entrance, doors to deck (shared with first), bath with single vanity, tub/shower combo, walk-in closet

Fourth Level:

Guest suite with walk-in closet, linen closet, double vanity, water closet, extra storage closet (may be turned into a kids' playroom)

General:

In-floor plus forced air heating (air forced over fan coils in order to heat, electrostatically clean, and humidify)

Main area lighting on Lutron system

Colored plaster walls

South-facing large windows have motorized shades (great room, master bedroom, bar/lounge)

5 indoor fireplaces, one outdoor

Mechanical:

3 Bulderus boilers

3 120-gallon hot water storage tanks

Water softener

Air conditioning

Elevator to 3 floors (does not go to 4th)