

## 1919 Baby Bear – Special Features

This Spa/Solar luxury home is conveniently located on a ponderosa-covered 40 acre lot overlooking a private canyon and Durango. Enjoy the best of what this home has to offer: Play in the Pool. Relax in the courtyard or on the huge deck. Detox in the steam room. Exercise on your own personal nature trails. Entertain in the game loft and chef's kitchen. Your guests and family will love you!

### Property:

**\*\*\*CONVENIENTLY LOCATED LARGE PRIVATE LOT IN NATURE\*\*\***

- 6 miles to Main Post Office
- View of Durango/MesaVerde/NM
- Private trails: Hiking, Walking, XC Skiing, Mountain Biking, ATVing, Horse Riding, Snowmobiling
- Warm, sunny, south facing square lot
- 40 acres of healthy trees predominately ponderosas, also spruce, fir, birch, junipers
- Wildflowers all spring/summer
- National Forest Access
- Adjacent to private canyon
- Developed, well-constructed private road
- Secondary logging road extends into center of acreage
- Horse Property
- Best of both worlds with no CCNRs BUT beautiful, clean, safe, friendly neighborhood (only 8 owners)
- All mineral rights included
- Rock, perennial, lilac gardens
- Elk, deer, birds, bobcat, mountain lion, black bear, turkey, migrating birds and more seen in area
- Neighbor's houses can not be seen from home
- Incredible star gazing

### Home Exterior/Build/Design information:

**\*\*\*ENGINEERED WELL - BUILT TO LAST\*\*\***

- Built on far NW property corner to maximize land usage
- Home is designed to enjoy interaction w/outdoors
- Clean-looking Asian/SW design
- Maintenance free stucco wet/dry red rock color matched to rock on land
- Maintenance free slate colored metal roof with good snow shed away from doorways
- "Built right" on 59 caissons drilled into rock face
- Cedar Double Entrance Doors
- Natural Cedar Accents
- 2,576 sq ft of under house storage-great for canoes/etc.
- Built by renown Iron Horse Custom Homes (best known for homes built for Louis LAmour and Charlie Daniels)
- Property has been professionally surveyed

### Garages/Parking:

**\*\*\*LOTS OF ROOM FOR OWNERS AND THEIR GUESTS\*\*\***

- 3 oversize stalls (2 bays +1 separate)
- 3 Garage Doors in Natural Cedar
- Large parking lot for RVs, trailers, parties, etc.
- 42' x 36' area excavated and graveled next to temp well house - ready for shop/guest quarters/barn\*

### Mechanical Rooms/Septic/Well/Electric/etc.:

**\*\*\*BUILT TO BE EFFICIENT AND MAINTENANCE FREE\*\*\***

- 1000 gallon water storage
- High efficiency Lochinvar boiler
- Organized, well-designed/engineered Control room
- Wired for generator
- Very good well
- Excellent new septic
- High Speed Internet/underground electric
- 2<sup>nd</sup> power/water/sewer hookup at well house/excavated area (ready to build and great for RVs)
- 3<sup>rd</sup> power pedestal on side road for shop/barn
- SOLAR: Electricity offset by Grid-Tie Solar System (meter turns backwards) saving \$ and: 7.9 Tons CO2 per year, or 10.7 Tons Coal per year, also equal to planting 661 trees
- Decks wired for hot tub
- Lightening protection
- Klipsch exterior speakers
- Xenon exterior accent lighting (automatic/timer)

### Courtyard/Pool:

**\*\*\*PRIVACY, FUN, & FIRE MITIGATION**

- 2,100 sq ft Protected Courtyard (including pool)
- 14 x 38 foot, 18,000 gallon sport pool (great for volleyball/laps/fun/kids/parties)
- Low Maintenance Saltwater/Saline pool (good for skin/hair/swimwear/environment) automated by Pool Pilot
- SOLAR: Pool is heated by solar (or propane)
- Pool doubles as fire protection - has high pressure reverse pump and fire hose
- Pool extends into master bedroom
- Doors to area w/child safety beep
- Remote controlled, safety pool cover

### Home Interior/Build/Design Information:

**\*\*\*CLASSIC, CLEAN, TIMELESS DESIGN DETAILS\*\*\***

- Solid Cherry doors
- Custom Built Cherry cabinets (approximately 67 cabinets and banks of drawers throughout home.)
- 1920s-30s Deco inspired design
- Chrome pulls, door knobs, hinges, hardware, fans, lighting fixtures, etc.
- Hi-Efficiency Hurd Wood Windows, Doors, Sliding Glass
- 9 foot ceilings
- 18 x 18" Travertine Tile (all cut at the same time from same family/quarry in Utah)
- Hand textured walls painted in warm neutral tone
- Xenon floor lighting (automatic/timers)
- State of the art integrated sound, lighting, wireless networking, alarm and security system (all expandable)
- Klipsch speakers, Russound system, XM antennae
- Home has extra wide halls for wheelchair turn around
- Efficient/Healthy In-Floor Heat
- Cool breeze from canyon eliminates need for A/C
- Wraps around courtyard, creating separate living spaces for guests/kids/homeowner connected by glass halls

### *Chef's Kitchen/Dining Area*

**\*\*\*SO STRIKING COULD BE SET FOR GOURMET COOKING SHOW\*\*\***

- Subzero 36" All Freezer
- Subzero 36" All Refrigerator with glass door
- 2 Marvel under counter beer kegerators with triple chrome tap will impress your guests
- Built in Wolf Professional sealed burner rangetop w/griddle and huge Wolf Overhead Hood
- Wolf Convection Microwave (built-in)
- Wolf 36" Convection Built In Oven with Convection Roast and Bake. Includes: Bakestone accessory
- Asko High Efficiency/Water Saver Dishwasher
- Large Granite kitchen bar seats 7 with 12 sq ft under counter storage
- Art Glass Pendant Lighting
- Pass through to Great room
- Black Kohler triple sink w/pull faucet and hand faucet
- All counters rare Verde Fuego Granite w/full splash
- Conveniently located area for dining table

### *Pantry*

**\*\*\*JUMBO SIZED PANTRY PROVIDES COOL STORAGE\*\*\***

- Large walk in pantry (no in floor heat=cool)
- Doubles as wine cellar
- Excellent perishable storage
- 52 Square foot, with 9 foot ceiling
- 227 square foot wrap around shelving
- Bright lighting

### *Great Room:*

**\*\*\*SOAK UP YOUR SETTING AND WATCH WILDLIFE\*\*\***

- 28 ft Douglas Fir Cathedral Ceiling
- Italian Art glass lighting fixtures
- Remote control propane fireplace
- Fossil filled Granite hearth
- Doug Fir mantle
- Douglas Fir Beams
- Floor to ceiling glass is UV tinted
- Built in desk w/Jurassic marble
- 1006 sq ft wrap around Trex deck w/bridge

### *Game Room:*

**\*\*\*TAKE IN VIEW OF DURANGO AND ENJOY FUN W/GUESTS\*\*\***

- Solid Douglas Fir stairs
- Douglas Fir Floor and Ceiling
- Art lighting for pool/foosball
- View point juts out for telescope/cocktail table

### *Powder Room:*

**\*\*\*TIDY POWDER ROOM FOR GUESTS\*\*\***

- Green Tea Kohler fixtures
- Green Marble counter
- Matching Art Glass/Travertine tile

### *Laundry:*

**\*\*\*CONVENIENT WITH AMPLE STORAGE\*\*\***

- Floor to ceiling cabinets
- White with Ruby Granite counter

- Convenient deep well sink w/pull out faucet
- Whirlpool HE washer and dryer
- Great view into canyon makes laundry enjoyable

### *Master Bedroom/Bath/Walk In Closet:*

**\*\*\*LARGE MASTER WITH SWIM IN FEATURE\*\*\***

- Large master bedroom
- Private deck overlooking canyon ( 176 sq ft )
- Glassed entrance allows swim up into room
- Large glass/Italian tile and art glass shower with dual rain hats as well as hand held shower head
- Red Dragon Granite sink countertop and shower bench
- Double Black Kohler sinks
- Full wall & full length mirrors
- Throne room w/Black Kohler toilet & overhead cabinet
- Walk in closet floor to ceiling cab and Crème de Bourdeaux Granite on counter

### *Guest Bedrooms (2):*

**\*\*\*LARGE, SUNNY, WELCOMING BEDROOMS\*\*\***

- Large, sunny rooms
- Deco , remote control mahogany fans
- Cable/phone ready
- Sound proof insulation
- Large closets
- Separate in floor zones for comfort

### *Guest Bath:*

**\*\*\*GUESTS/KIDS HAVE OWN WASHER/DRYER\*\*\***

- Santa Rosa Granite countertop
- Double white Kohler sinks
- Large tub/shower glass enclosure
- Full wall & full length mirrors
- Throne room w/white Kohler toilet & overhead cabinet
- Art glass and travertine tile
- Guest stackable washer/dryer

### *6 Person Steam Room:*

**\*\*\*APRES SKI/BIKE/HIKE RELAX AND DETOX\*\*\***

- Art glass tile
- Curved grotto ceiling
- Klipsch speakers
- 2 Granite benches
- Glass spa door
- Granite bench area for towel/robes
- Excellent for hair and skin

Have your cake and eat it, too. This home has it all:

It is built right with little need for maintenance yet provides luxury living. It produces its own power and heats the pool with solar – which saves money. The styling is clean and classic, yet the attention to detail displays beautiful elements around every corner. It is conveniently located yet secluded in nature.

This home makes an incomparable location for athlete, active family, vacation homeowner, or retiree, and allows for a relaxing spa getaway experience with immediate access to refreshing outdoor activities or training on private trails.