

For Sale: Fully Functioning **Mountain Retreat**

Turn-key mountain home on prime canyon property designed by Joel Skousen and located close to one of his retreats. This peaceful canyon property has extensive gardening areas and is reasonably close to a city (20 min.) and major international airport (75 min.), but still safely separated from urban areas by tall mountains. A unique opportunity for a strategic retreat.

Price: \$480k, firm price, cash out.



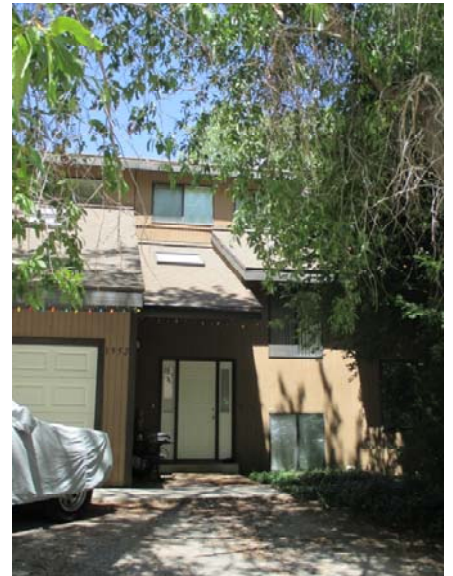
1 Front view with granddaughter (not included)



Great Room and Fireplace. Wood Floors, Native Stone

Features:

- 5 Bedrooms
- 3.5 baths
- ½ acre lot
- Vaulted ceilings
- Great room
- Stone fireplace
- Wood floors
- Large rear deck
- Picture windows
- 2-car oversized garage
- Functioning shelter
- Huge basement rec room
- Generator and back-up fuel tanks



Front Entry

Main Level: garage, tiled entry, great room, kitchen with dining nook, half bath, laundry, pantry and master bedroom (with large wardrobe closet and full bath).

Second Level: 2 oversized bedrooms with separate baths, 1 smaller bedroom, an upper balcony sitting room or office with skylights, rear balcony overlooking garden.

Basement: Huge rec room, with wood stove, 1 bedroom, 2 storage rooms, mechanical and concealed shelter.



Mechanical and self-sufficiency features:

- **Propane** 95% efficiency **furnace** with 1000 gallon propane tank
 - Propane instant-on **water heater** with electric backup tank
 - Stacked washer/dryer, whole house cooling fan (rarely needed), all windows have vertical blinds.
 - SubZero fridge, microwave, Jenair range, dishwasher, disposal
 - Internet and satellite TV are available
 - 12 KW **diesel generator**
 - 2 **underground fuel tanks**, piped into garage for fueling of vehicles.
 - Interior ¾" water line with hose centrally located for **fighting fire**
 - 12 golf cart **battery backup system** with Trace charger-inverter for shelter power and for 12 volt lighting system throughout house.



Upper Balcony Office or library

More pictures and specific details are available to interested parties who are financially qualified to purchase. Contact [joel\(at\)joelskousen.com](mailto:joel(at)joelskousen.com)

MISC:

Lot is part of a **community association** that maintains a gate at the private road, water, snow removal and road maintenance. Annual association fees are about \$500/year.

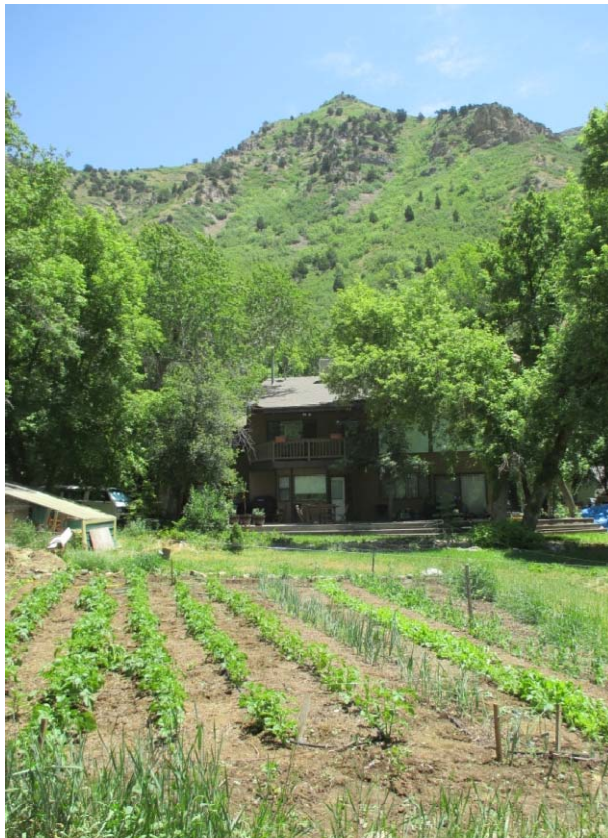
Taxes: about \$2000/year

Elevation: approx 5300 feet

Water source: Municipal water is from mountain spring source that is gravity fed. Backup underground reservoir. Year-round flowing creek is nearby



Upper 2nd Mstr Bedroom



1 House from Rear Garden Area w/Mtns



Back of House and Redwood Deck (stream below)

