

Special Home Features for 692 Lindstrom, Silverthorne CO:



Interior amenities:

Kitchen

Range is Jen air with two gas burners; gas grill on one side with exterior ventilation/electric oven with standard or convection

Craft master custom spacious kitchen cabinets

Granite countertops

Ceramic easy clean floor

Quiet Maytag dishwasher

Stone sink and range backsplash

Hardwood imported dining set serves six

Great room

Picture windows wow you with view of Gore Range

Foyer has storage and serving cabinet for group entertainment

Rich wide-plank hardwood flooring throughout the great room

Remote control gas fireplace provides ample warmth for living room seating

Additional comfort provided by over head fan

Home office space with desk

Book-space cabinets with storage under them and adjoining closet with shelves, phone and internet access makes working at home easy

Garage

20x24 foot garage with mud-room
12 ft door with garage opener
Exterior pad and ample parking

Master bedroom

Plenty of space for king sized bed
Vault sealing

Master bathroom

*Bear claw tub with shower enclosure
360 views from all windows
California closets design in walk-in closets make great use of storage
Bosch washer and dryer in closet area

Crawl space

Access to 5 ft lined crawl space is accessed through closet
Newly installed radon system. Levels of radon low
Forced air furnace (thermostatically controlled in great room) in crawl space
Efficient gas tankless water heater in crawl space
Area can be used for storage

Sunroom

French doors access sunroom and daybed through master bedroom
Jacuzzi fully maintained with recent change out of pumps, ozonator and heater
Radiant sandstone tile covers walls in the sunroom working as a heat sink on spring and fall days.
Sitting in hot tub provides 180 degree view of Gore Range
Daybed with storage can be used for overnight guests

Deck access is through double sliding doors in sunroom or stone pathway from front walk
West facing wind break. Has seating for six. Granite fire pit inspected and approved by local fire department

Guest bedroom

Spacious size accommodates king size bed
Fully tiled walk in shower with massage over head and body spray outlets
California closet shelving also in guest closet

Utilities

Utility: \$200/month approximately. (\$50 of which is as part of membership with Mountain Park Electric) and 500 gal propane with regular contracted delivery service from Independent Propane

*All doors are wheelchair friendly except guest bathroom

Well

Newly updated centrifuge well water cleaning system in garage with positive pressure aeration with venting eliminates the possibility of sulfur dioxide smell in air or in dissolved gases. 500 Gallon storage tank in garage. Additional whole house .4 micron filter and separate carbon filters in crawl space. Under sink cold water kitchen filter further assures no cyst or for water. County water test said no bacteria present
Test this summer said > 5 gal per minute flow which can seasonably change. Well has never gone dry.

Horse property characteristics:

20 acre property is fenced on three sides.

Several fenced grazing area

- 2 acre completely fenced with 12 ft access gate as paddock

- Area adjoining the shed

- 4 acre completely fenced pasture close to house

- Round pen by shed

- Remaining area cleared of sagebrush and planted with

- High country pasture seed and fenced on three sides

- For rotational graze fields solar powered electric fence is

- Used. The area is mostly flat but dips down for water access

- From Big Gulch Creek

*Small mower-Tractor, manure spreader, trailer, & water containers go with the sale of the house

Shed has separate enclosed hay storage at end and overhead

Shed has an enclosed tack room, middle covered horse area with feeder.

End shed storage plywood lined and sealed for personal storage

Four foot rock boundary prohibits grass fires. 50 ft area around home cut free of sage. Landscaping around the house planted with Arkansas high country mix. These natural seeds mowed approximately twice yearly give property a lawn concept and usage. . Drip system present but not on timers as needs vary. . All drought resistant mature trees, Aspen, willow, wild rose, blue spruce, bristlecone pine and assorted shrubs planted on rock studded landscaping

Log fencing built as wind and snow break along east side of property

Agriculture designation available if seller meets county requirements.

County trash pickup available. Local snow plowed provides hourly charge service and plowed is great at providing early morning plowing

Road Association is \$2200/year for road maintenance. All Elk Run residents belong and provide input at yearly meetings This is an incorporated area with private road access and maintenance. Summer grading and winter snow removal is the Association duties