

HOUSTON & GOROG

ASPEN HOME SALES & RENTALS

400 East Hyman Ave. • P.O. Box 12368 • Aspen, CO 81612 • 970.925.6866



Riverfront Estate with 7 Bedrooms



Availability Term	Please Call	Rental Rate	Please Call
Bedrooms	7	Baths	5
Sq. Footage	6,000 + 1,000 s.f. approx.	Acreages	4
Year Built		View	River
Address	Twining Flats	City	Woody Creek/td>
Type	Single Family	Garage	3 car

Amenities

Hand hewn log construction with wraparound porches located on the Roaring Fork River off Twining Flats.

Description

This home sits on one of the areas loveliest spots along the Roaring Fork River on approximately four acres for plenty of end of the road privacy as well as the romance of the river. This is one of the widest and deepest locations along the river, and offers a rare opportunity for fishing that is unsurpassed!

The living room boasts a wood-burning, river rock fireplace two stories tall with a massive elk-horn chandelier to compliment the comfortable and scenic seating area. This room is complimented by a large wrap-around deck above the river with both the lounge and dining areas overlooking the lush lawn, gardens and the river... a great place to sit and watch the breathtaking beauty of the bald eagle soaring overhead, a great place to enjoy the star-filled sky at night while listening to the soothing sounds of the river.

The kitchen is prepared for a gourmet chef with adjacent dining for 8. The office/den hosts a large state-of-the-art television, DVD, satellite, fax, scanner, copier and fireplace. French doors lead to the wrap-around deck. This den includes a beautifully appointed en-suite bedroom that can be closed off for total privacy.

The Master Suite and Guest Master are located on the top floor with views of the river below and it's soothing sounds to lull you to sleep at night. Each suite has a river rock fireplace and seating area, an over-sized bathroom with Jacuzzi tub, and the master includes a steam shower. The lower level contains the media room with state-of-the-art equipment including a 50" screen television, surround sound, DVD, satellite and VCR, CD player and access to the outdoor Jacuzzi on the river bank. This level also offers three guest rooms each with it's own unique décor. The additional bedroom suite with two full sized beds is located in it's own wing, offering privacy for guests or nanny and offers a spectacular view of the river below.

The manicured lawn features a teepee, wood swing, 6-person Jacuzzi, picnic areas, a fishing dock with plenty of private river frontage to fish the gold medal waters of the Roaring Fork River.

Located just 15 minutes from the heart of Aspen, five minutes from the airport and a quick seven minutes into Snowmass Village, it is also five minutes across the bridge onto Aspen's best hiking/biking trail into town or to the famous Woody Creek Tavern for lunch or dinner. It is the ideal location for all the great activities Aspen has to offer as well as the privacy to view nature and it's wildlife.

Home amenities include:

- * Private river frontage on four acres
- * Fishing dock
- * Jacuzzi on the river
- * Satellite dish with NBA League Pass
- * Fax-scanner/copier in the office
- * Dedicated modem line
- * Two DVD players
- * Televisions and VCRs in each bedroom
- * Cable television
- * Treadmill
- * Picnic area
- * Stereo system
- * Security system
- * Teepee with fire pit in front
- * Manicured lawn
- * Bar-be-que grille

- * Five fireplaces
- * Accommodations for up to 16 people
- * Interior designer's own home

Master Bedroom Suite: King bed, sitting area, gas fireplace, views of the Roaring Fork River, cable television, VCR and telephone, en-suite bath with double vanity, Jacuzzi tub and steam shower

Guest Master: Queen bed with lodge pole frame, gas fireplace, small sitting area, views of the Roaring Fork River, cable television, VCR and telephone, en-suite bath with Jacuzzi tub

Guest Bedroom: Queen iron bed, cable television, VCR and telephone, attached bath with shower only, adjacent family room provides an en-suite sitting area

Guest Bedroom: Double bed, cable television, VCR and telephone, share hall bath

Guest Bedroom: Two twin beds, cable television and VCR, share hall bath

Guest Bedroom: Queen canopy bed, cable television and VCR, share hall bath

Guest Bedroom: Two double beds, cable television, VCR and telephone, sitting area, private bath with shower only

Maid Service: Daily on nightly rates, once per week on monthly rates

