



CC | Signature Group



COLDWELL BANKER | REALTY

## 8585 Snowslide Trail, Rye, CO 81069

PPAR # 3420121 | Denver # 4471274 | Westcliffe # 2516698 | Navica # R1000128428 | MyState # 11232214

### *At a Glance:*

- 4 Bedrooms
- 5 Bathrooms
- 3 Attached Car Garage
- 24x48 Detached Garage
- Total SqFt. 4,300
- 35.5 Acres
- Built in 2005
- Custom Design by Mark Tremmel
- Stunning Views
- 3 Fireplaces
- Engelmann Spruce Wood Support Logs
- Radiant Heat Throughout
- Pella Windows
- 14 Foot Water Feature
- Detached Guest House (studio)
- Entire Exterior Refreshed - 2022
- New Boiler – 2022
- Generac Backup Generator

### *Main Level Features:*

- **Entry:** Covered | Stained & Stamped Concrete | 22 Foot Vaulted Ceiling | 10x10 Skylight | Natural Moss Rock Column w/ 14 Foot Water Feature with Moat & Wood burning Fireplace
- **Dining Room:** Part of Great Room | Cathedral Ceiling | Custom Knotty Alder Built-in Cabinets & Buffet | Chandelier | Dining Room Set
- **Living Room:** Part of Great Room | Cathedral Ceiling | 2 Ceiling Fans | Floor-to-Ceiling Pella Windows | Woodburning Fireplace w/ Juniper Mantle | Built-ins | Tile
- **Kitchen:** Part of Great Room | Cathedral Ceiling | Custom Knotty Alder Cabinets | Crown Molding | Under Cabinet Lighting | Italian Granite Counters | Custom Appliance Garage | Stainless Steel Appliances | GE Profile Refrigerator | GE Microwave & Dishwasher | New GE Gas Range w/ Granite Backsplash | Large, Heated Island w/ Glazed Broken Edge & Second Sink | Hand Blown Pendant Lights | Bar Stool Seating | Custom Painted Outlet Covers | Walk-out to Deck
- **Pantry:** Custom Appliance Garage | Walk-in | Stamped & Stained Concrete Floors
- **Laundry Rooms:** Cabinets | Sewing Table | Utility Sink | Shower/Dog Wash | Stamped & Stained Concrete Floors | Washer & Dryer
- **Mud Room:** Garage Access | Personal Drop Station | Coat Closet | Exterior Access
- **½ Room:** Urinal | Tile
- **Bedroom 2:** Carpet
- **¾ Bath:** Backlit Mirror | Mesquite Wood Vanity w/ Granite Bowl | Walk-in Maui Shower | Tile
- **Library:** Floor-to-Ceiling Shelving | Gas Fireplace | Walk-out to Private Balcony | Window Seat w/ Storage | Hardwood | Potential for Main Level Living | Auxiliary Electrical Service Panel
- **Office:** Floor-to-Ceiling Built-ins | L-Shaped Desk | Carpet | Potential for Main Level Living

# Welcome Home!



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### *Upper-Level Features:*

- **Stairs:** Carpet | Lighting
- **Owner's Retreat:** Sitting Area Overlooking Great Room | Vaulted Ceiling | Ceiling Fan | Floor-to-Ceiling Windows | Walk-out to Private Balcony | Pocket Door to Walk-in Closet | Carpet
- **Owner's Bath:** 5-piece Bath | Tiled Double Vanity | Radiant Heat Walk-in Shower | Large Soaking Tub w/ View | Heated Tile Floor
- **Owner's Walk-in Closet:** Vaulted Ceiling | Skylight Windows | Built-ins | Laundry Closet w/ Hook-ups | Carpet

### *Lower-Level Features:*

- **Bedroom 3:** Carpet | En-suite 3/4 Bath w/ Granite Counter & Walk-in Steam Shower
- **Family Room:** French Doors | Ceiling Fan | Kiva Gas Fireplace w/ Wood Mantle | Built-ins for Entertainment System | Wet Bar w/ Knotty Alder Cabinets & Refrigerator | Walk-out to Patio
- **Bedroom 4:** Walk-in Closet | Carpet | Bathroom Access
- **½ Room:** Hand-mada Pottery Sink Bowl | Tile

### *Additional Features:*

- **Mechanical Room:** Quiet Navien Boiler w/ 9 Zone Radiant Heat | Superstore Ultra 80-Gallon Sidearm Water Heater w/ Recirculation | Full Water Filter System w/ Back Wash | Pressure Tank to 900 Gallon Cistern | Utility Box
- **Attached 3 Car Garage:** Mechanical Room Access | Exterior Access | Oversized w/ Built-in Hobby Room | 675 SqFt Walk-up Attic Storage | Under Stair Storage | 1 Upper Bay | 2 Lower Bays
- **Detached Garage:** 24x48 | Exterior Access | RV & Tractor Parking | Loft Storage | Usable as Barn
- **Detached Guest House (studio):** 970 SqFt | Vaulted Ceilings | Ceiling Fans | Stove Heater | Carpet | Built-in Kitchen w/ Oak Cabinets & Tile Floor | 3/4 Bath w/ Washer & Dryer Hook-ups
- **Properties Details:** Mitigated Forest | Hand Constructed 1 Mile Trail | Benches | Water Rights

### *Utilities:*

- **Electric:** San Isabel Electric – Underground
- **Natural Gas:** San Isabel Propane Services
- **Water:** Domestic Well
- **Wastewater:** Septic
- **Heating:** Radiant Heat Floors, Fireplaces
- **Additional:** Generac 16 Kw Backup Generator

Welcome Home!