

# 28505 Thorpe Mountain Drive

## PROPERTY OVERVIEW

- 36.94 Acres
- 5,617 Sq Ft
- 5 bedrooms / 5.5 bathrooms
- Built in 1999
- South Routt School District
- About 12 minutes to town
- No HOA or covenants
- 3 car garage
  - o Heated, dry-walled, electric, oversized w/ storage
- Roof is architectural shingles, 22 years old

## HEATING / COOLING

- In-floor radiant heat in breezeway, primary suite, basement, and garage
- Forced air, propane furnace
- Air condition cooling

## PROPANE

- Two 1,000 gallon buried tanks, OWNED
- Uses Mountain West out of Craig

## WATER

- Interior utility room
  - o 500 gallon holding tank for raw water
  - o Reverse osmosis filtration system
  - o Water softener
  - o Two 150 gallon holding tanks for fully filtered water
    - Room to add more of these tanks
  - o System has ability to shut-off fully filtered water and just use the water softener
    - Never had an issue with running out of water
- Buried 1000 gallon holding tank on north side of home
  - o Used solely for landscaping, only one spigot
- Well Permit #: 163224

## HAY FIELDS

- Hay fields brought in \$1,038 in 2022, harvested by neighbor
- Fields have been improved with weed and feed, so as those needs go down, the net should go up
- Income is at set amount per ton
- Increase in income would come from more productive field from weed, feed and better grass is also being planted

## INTERIOR HIGHLIGHTS

- Main-level living
- Private primary bedroom
  - o 5-piece ensuite
  - o 2 walk-in closets
  - o Additional coat closet that could be converted to washer/dryer
    - Water hookup from powder bath on other side of wall
  - o Gas fireplace
  - o Waterfall right outside windows allows for calming sounds of flowing water
- Main Living Area
  - o Kitchen
    - Subzero fridge, dual sinks, Viking oven & range with hood, 2 dishwashers, 2 additional pullout drink fridges
  - o Cocktail bar
    - Prep sink, wine fridge & 3<sup>rd</sup> dishwasher
  - o Gas fireplace with rock surround
- 4 additional bedrooms, each with their own ensuite
- Additional rooms: office with built-ins, exercise room w/ fan, laundry room & wine cellar
- Views of the Ski Area, Thorpe Mountain, sunrises & sunsets, elk frequently bed in fields

## EXTERIOR HIGHLIGHTS

- Patio on west side of home with built-in BBQ grill, kitchen area
- Hot tub
- Deck on east side of home with access to ponds/garden
- Water features/Landscaping
  - o Koi Pond
    - Pond is naturally filtered through the reeds and estuary
    - Valve fills when low from the 1000g exterior cistern
    - No chemicals needed
    - Fish live year-round, hibernate in the winter, no maintenance needed
  - o Waterfall with dual streams & bridge
  - o Pavers surround the entire pond & botanic area
  - o All trees and plants have irrigation and flourish throughout the warmer months
  - o Trees are treated every year and maintain their colors in the fall much longer
  - o Mature trees and landscaping which is unique for the South Valley