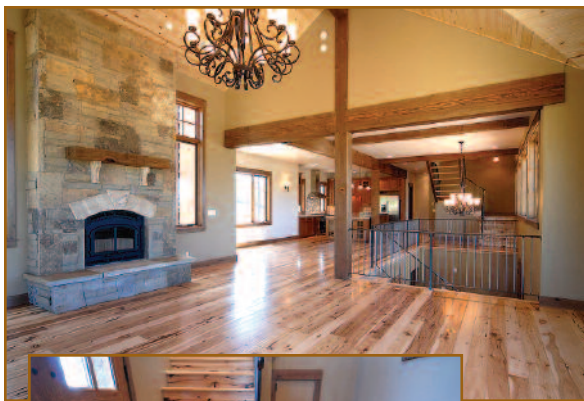




## THE BLACK DIAMOND RETREAT

This house is a skier's dream! The Black Diamond Retreat is located high on Crested Butte Mountain, on a ski-in ski-out location. This house is all about the best in "contemporary-mountain" ski resort design. The three story home faces west with amazing views of the West Elk Mountains to the front, down valley Crested Butte Town views to the left and Crested Butte Mountain views to the rear. Its westward direction provides direct sun exposure all afternoon with incredible mountain sunsets.



The house totals 3,693 sq. ft. living space with an additional 570 garage. The exterior is a combination of cedar siding, stucco wooden timbers and hand-shaped stone. The main living area is on the second floor. This space consists of a large open floor plan which encompasses the kitchen, dining room and great room with cathedral ceiling. The rooms are defined with large, horizontal Douglas fir timbers and timber columns.

The gourmet kitchen provides the central gathering point of this space. It is fitted with the finest in selected stone counter tops, mountain cabinetry and paneled appliances. The center piece of this elegant kitchen setting is a beautiful Cluny Traditional Range, manufactured by Lacanche in France. This six burner range contains two, dual fuel ovens and two warming trays. It is finished in cobalt blue and antique brass controls. Above the stove is a hammered copper hood with ceramic tile back drop. A large dumbwaiter is built into the house and brings groceries and supplies directly from the garage to the kitchen, as well as delivering luggage directly to the bedrooms on the floor above.

From the adjacent great room guests will enjoy panoramic views of the West Elk Mountains and the adjacent ski slopes. The room contains a large, EPA rated Napoleon wood burning fireplace. This beautiful, wrought iron fireplace is actually an environmentally friendly heating device that can easily heat the entire floor. Sitting by this fireplace is the perfect spot to be after an invigorating day skiing perfect Rocky Mountain powder.



The house contains a total of four bedrooms and four and a half baths. The media room complete with a gas stove and wet bar is located on the first floor. The third floor contains the master suite with an adjacent bedroom and office. The master suite is pure luxurious space with cathedral ceilings, large timbers, gas fireplace, Jacuzzi tub, steam shower, flat panel TV and refrigerator. “We wanted to create the perfect space on top of the mountain with 360 degree views, to sleep in on weekends before a big day of skiing, biking or mountain hiking.”

We have tried to plan for everything to make your winter vacations enjoyable in snowy conditions. The radiant-floor, heated garage is oversize with two, 9 foot high bay doors to provide easy access for SUVs with rooftop-mounted ski racks or space boxes. Ski and boot storage and work space are built-in. Even the parking area and upper driveway can be made heated, depending on the needs of the buyer. The buyer can decide to automatically heat these outdoor driving spaces simply by adding a second boiler in the prepared space in the mechanical room.

Finally, a “contemporary-mountain” home of this quality would not be complete without a full array of the latest in home-technology. All spaces are heated with high efficiency, radiant in-floor tubing. This system also provides high capacity domestic hot water. All cathedral ceilings are super insulated with closed-cell foam, green insulation. All rooms are wired for Ethernet, satellite HDTV, security and a centralized telephone switch. All the main living areas are also wired for music, with Control 4 keypads and a centralized music/telecommunications head-end room. Also, two outside areas are wired for hot tubs, the perfect end to an active day (any season) in this pristine, alpine environment.



This exceptional ski in/out home is the perfect ski vacation “Retreat”. It is also located in one of the best spots in Crested Butte (The Summit subdivision), surrounded by amazing natural beauty. Its size and features make it an ideal retirement home or vacation home, meeting almost any family requirements. This property is now an incredible bargain at \$2,945,000. We invite you to contact us and learn more about the Black Diamond Retreat!

## GREENSTONE HOLDINGS, LLC

+1 970.275.3281 Phone | +1 970.349.1711 Fax

650 11th Street, Boulder, CO 80302 | P.O. Box 3485, Crested Butte, CO 81224

property@greenstoneholdingsllc.com | www.greenstoneholdingsllc.com