



## THE HOMESTEAD AT OVERLOOK

The Homestead at Overlook combines historical mining architectures with old world craftsmanship. This impressive structure incorporates soaring vertical expanses, heavy timber trusses and an exterior clad in thick spruce plank and re-claimed wood. Finally, it is finished with custom ironwork and heavy, hand-shaped stone.



This magnificent 5,029 sq. ft. (w/ additional 714 sq. ft. garage), three-story home is positioned on a beautiful one acre, hill-side lot near the end of the road which terminates in a cul-de-sac. Sitting high on the mountain, the views from all levels are breath taking. Facing south west the house is drenched in sunlight most of the day.

The main living area is situated on the third floor. Access is made simple due to the cherry paneled elevator, which takes you directly from the front door to the kitchen/dining area. From this vantage point you look out over the tops of aspen trees down valley to the historic town of Crested Butte. Crested Butte Mountain summit is in full display from the back side windows. This level is all open space with soaring cathedral ceiling. Hand-made timber trusses support the ceiling in a post and beam construction, separated by large, wrought iron chandeliers. Double, horizontal timbers run the length of this floor, filled between with riveted plate steel, created by a local blacksmith. A marvelous, western style kitchen is the focal center of this level, surrounded by the living and dining rooms. Front and side balconies and a rear door leading to outside space complete the arrangement.



The kitchen cabinets and large island are made of richly stained hard wood. The countertops are selected stone and dipped copper finish. 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.

The living room contains an extra 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 upper floor. “We have tried to create a warm and inviting, luxurious living space that is enjoyable year round”.

The remainder of the house contains 5 bedrooms and five and a half baths. Two of the bedrooms are master suites. The suites are grand spaces which include balconies, gas burning fireplaces, Jacuzzi tubs, steam shower, flat screens and refrigerators.

The first floor also contains a multi-purpose media room, Finnish sauna, and traditional wine cellar room. The garage is oversize with two, 9 foot high bay doors that accommodate drive in for SUVs with rooftop-mounted space boxes. Ski and boot storage and work space are built-in.



Finally, the form and theme of this home may be historic mining architectures but it is finished with all the modern technology that you could expect from a home of this caliber. All spaces including the garage are heated with high efficiency, radiant in-floor tubing set in Gyp-crete “concrete”. This system also provides high capacity domestic hot water. All 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. Three outside areas are wired for hot tubs. You can even see who is at the front door and “buzz” them from dedicated video pads in the kitchen and master bedrooms.

This is truly an exceptional Colorado mountain home, located high on Crested Butte Mountain with amazing mountain, forest and Town views. Its size and features make it an ideal retirement home or vacation home, meeting almost any family requirements. With two master suite bedroom areas, this home is also an ideal candidate for two separate groups, or a corporate entity, looking to invest in the perfect Colorado vacation home. This one-of-a-kind property is now priced at \$2,995,000. This price includes the fabulous furniture and décor! This property is turnkey and ready for occupancy!

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