82 Winding Way
82 Winding Way, Aspen, CO, 81611
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Price: $11,950,000
MLS #: 169081

<table>
<thead>
<tr>
<th>NUMBER OF</th>
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<th>IN SQ FT</th>
<th>PROPERTY AGE</th>
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<tbody>
<tr>
<td>BEDS</td>
<td>BATHROOMS</td>
<td>AREA</td>
<td>YEAR BUILT</td>
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<td>4</td>
<td>1-½</td>
<td>4,882</td>
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Only 10 minutes from downtown, yet worlds away from it all. No detail was overlooked in the design of this five bedroom, contemporary treehouse-style residence near the Conundrum Creek Trailhead. Reclaimed vintage barnwood siding creates an extension of the surrounding aspen grove, blending seamlessly into the alpine landscape. Positioned to enjoy natural light all day with majestic views of soaring mountain peaks - Five Fingers to the west and Aspen Mountain to the east. The central gathering space of the home is the living & kitchen area, with cozy alcoves for relaxing and broad open spaces for entertaining. An expansive dining terrace sits off the living room, and includes a custom lighting & music system for an unmatched ambiance bordered by National Forest lands. The master suite is conveniently located on the main level, along with a library nook that doubles as a second home office. Four additional bedrooms are located downstairs, with all bedrooms above grade. Abundant storage can be found throughout the property, including an oversized garage for two cars and plenty of space for toys. Passive solar design is enhanced by automatic solar shades and automated windows in the living room. Thoughtfully designed by Studio B Architects, with a warm family atmosphere, 82 Winding Way is a one-of-a-kind hideaway in Aspen. Built in the wilderness, but with all the technological amenities of the modern world. This smart home takes it to the next level: High speed fiber optic internet runs throughout the property. An automatic propane generator provides electricity if there is a power outage. Thermostat system automates shades and windows to open and close with the position of the sun, maintaining the ideal temperature throughout the home. Fully integrated Crestron system controls lighting, sound, automated windows, automated solar shades, fireplaces, and security system. 9.65 Kw photo voltaic solar electricity generation system. Separate Humidification system in the master bedroom. All thermostats are Nest accessible remotely via internet. Walkway on the side of the house and in front of the garage, as well as the living room south deck and the master bedroom deck are snow melted via an automatic snow sensor.
Amenities

- Garage
- Forest or woods
- Security system
Years of experience in service-oriented industries have led Carrie Wells to believe that there is nothing more important than pleasing customers and clients. That—in the end—is the cornerstone of her business and sound advice has earned Carrie the loyal respect of her clients. She stays on top of market changes, passing on information, so that her clients know as much as they can in order to make the best possible decisions. Carrie believes that if something is worth doing, it is worth doing well. She is honest and forthright in her representation of clients, and places their interests above all else. Carrie won’t hesitate to tell you, for example, if she thinks your property is worth waiting to sell. It is that kind of integrity that has formed the foundation of her business. Carrie is approachable, has creative solutions to all problems, and is extremely hard working. It is Carrie’s reputation, knowledge, and experience that set her apart from her competition. Carrie has been working in real estate since 1997, and with Coldwell banker’s Aspen office since 1993. It is experience such as this that marks Carrie’s representation and delivers results. Since Carrie’s real estate beginnings in the early 1990s, she has been ranked as the #1 agent in Colorado for Coldwell Banker, ranked within the top 1% of real estate sales nationally for the past 21 years, and has consistently been in the top 10 for adjusted gross commission for Coldwell Banker worldwide for the past 13 years. Each year, Carrie is ranked among the top 10 brokers in the world for gross commission income earned and she is the Top Producing agent for Coldwell Banker’s Aspen office. Carrie often speaks at Real Estate lectures and conferences, and holds both G.R.I.
Languages I speak

- English

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