

Property Description Supplement for: 1020 Carroll Drive 300, 310, 314, Aspen, CO 81611

There's a reason Starwood founder Edgar Stern chose 1020 Carroll Drive; it is simply the finest Aspen estate. Enjoy end of the road privacy and top of the world Elk Mountain views on six Starwood parcels totaling 115.7 acres. The 13,175 sq. ft. main house was designed by Thomas Kligerman of Ike Kligerman Barkley with an arts and crafts style on a Rocky Mountain scale. The vaulted great room ceilings are accented by artistically formed structural trusses creating light filled spaces with perfectly framed Mt. Daly, Capital Peak, and Snowmass Ski Area views through the Case Teak Windows and exterior doors. Book matched full length Claro Walnut paneling adorns the great room. Nine wood-burning fireplaces warm the main house including the impressive Colorado dry stack moss rock fireplace found in the living room. A sitting area next to the fireplace is a favorite après ski winter hangout. Built by Hansen Construction with the finest materials with the majority of millwork by Kol Industries including: wide plank European White Oak flooring from Germany, petrified wood bar and Douglass Fir and Pacific Yew in the family room, and California Bay Laurel and Myrtle in the dining room. The entry, chimney caps and sills are covered in Carmella Sandstone from Oklahoma. The generous main level master suite looks out over the upper pond. Four en suite-bedrooms, an office, library, and two powder rooms complete the upper level. The lower-level consists of laundry room, office, powder room, storage, kids' playroom with wood burning fireplace, and an approximately 1,750 bottle wine room with additional 900-bottle case storage. An expansive Colorado buff sandstone front patio extends from the main house, taking advantage of all day sunshine and endless sunset views. A hidden snowmelt path leads to an oversized outdoor spa set amongst massive sandstone rocks.

A spectacular bluff with rocks weighing up to 96,000 pounds sourced from Crawford, Colorado and the eleven Bristlecone and Limber Pine "Ancients" overlook the main house. Nature trails weave through the numerous native Rocky Mountain plantings. There are two ponds on property, the 3-acre lower Saddle Pond and the Upper Pond; both are aerated and stocked with various Brown, Brook, Donaldson Rainbow, Colorado River and Snake River Cutthroat Trout. The Saddle Pond riparian areas are a favorite of migrating elk and wildlife. A guest house with four en suite studios and three wood-burning fireplaces is adjacent to the main house. Two 3-bedroom caretaker's homes plus a 3-bedroom apartment, offices, garages and maintenance facilities are situated below the main house. There is a beautiful lakeside site, ideal for a pool and a yoga studio gym or additional guest housing to create a family compound. Access Shadyside and Sunnyside trails directly from the property. Starwood is Aspen's only gated community with 960 total acres, x-country ski trails, tennis courts and on-site fire station. Red Mountain ditch provides excellent water rights. This is a one-of-a-kind private Rocky Mountain legacy estate with every amenity, direct USFS access, and forever views.

(For more information and a showing, please contact Aspen Sotheby's broker Tim Estin, 970.309.6163, estinaspen.com or [email](mailto:estinaspen.com). Courtesy of Aspen Snowmass Sotheby's International Realty.)