



BJ ★ ADAMS AND COMPANY
Real Estate on Higher Ground



Mountain Queen #5

Aspen, Colorado

\$3,250,000



LIVING AREA

Slopeside Contemporary

WHAT: A fresh, thorough, contemporary remodel gives this slopeside condo absolutely irresistible panache. Aspen Mountain is forever near through floor-to-ceiling windows and from the deck fit for après-ski parties and summer dining. Inside—everything you could possibly need. Just outside your door—everything you could possibly want.

WHERE: The Mountain Queen condominiums—one of the most coveted locations in Aspen, at the base of the mountain and adjacent to Lift 1A where you can ski in and ski out and stroll a mere two blocks to downtown.

WHY: A sleek, just-like-new condo that’s right where you want to be.

NUMBERS

\$3,250,000, furnished

BEDROOMS
BATHS
SQ FT

3
3
1,551

FIREPLACE
AMENITIES
VIEWS

1 GAS
*NUMEROUS
BASE OF AJAX

*Please see full list of amenities under **COMPLEX AMENITIES** on the next page

INTERIOR FEATURES

- ★ Meticulously remodeled interior—from the warm walls of Venetian plaster with rich Wenge laminate accent walls to the 24" glazed porcelain tile and bamboo flooring. All bedrooms are carpeted. Stained fir flat panel doors and jambs with satin nickel lever handles throughout.
- ★ Ceilings stretch 12.5 feet on the main floor creating drama that is topped only by the jaw-dropping views of Aspen and Shadow Mountains framed by tall windows in the living room.
- ★ Warm, contemporary furnishings and a geometric patterned rug in the living room complement the contemporary architectural lines.
- ★ A stainless steel fireplace mantel by Jaxon Custom Stainless and a wall of Wenge laminate surround the gas-log fireplace.
- ★ In the dining room, a contemporary chandelier suspends above a granite-topped dining table surrounded by eight black leather chairs. A Pella sliding glass door opens to a west-facing deck and mountain views.
- ★ The stunningly sleek kitchen is fashioned with Silestone Yukon Blanco countertops and striking Zebra wood and Wenge wood cabinetry with a high gloss finish. Top quality stainless appliances, a range hood of stainless and glass, as well as a stainless backsplash, add to the shiny, new look.
- ★ The kitchen is thoughtfully turnkey—right down to the espresso maker.
- ★ A stainless breakfast bar with four Zebra wood chairs is open to the living and dining areas.
- ★ The main floor bath is quite the eye-catcher with iridescent Neoglass Domes tile shower surround and a contemporary pedestal sink.
- ★ The downstairs guest bedroom with two twin beds has a soothing décor, walk-in closet, and views of town and Smuggler Mountain. A door leads to the downstairs bath.



KITCHEN

- ★ Bamboo stairs with custom stainless railings and horizontal balusters lead upstairs to the guest master and master bedrooms.
- ★ Guests can watch the sun rise over Smuggler Mountain and town from their king bed in the impeccably decorated guest master. The adjoining bath features a Silestone Blanco Maple vanity countertop and beautiful Neoglass Glimmer tiles in Passion Fruit as a backsplash and shower surround.
- ★ Wake up to big views of Aspen and Shadow Mountains from the king bed in the master suite. The handsomely elegant décor is complemented by the amazing Master bath complete with Atomi mosaic tile in various shades of sage, a jetted tub, and oversized shower with rain shower head. The vanity counter top with double ramp sinks is fashioned of Sonoma Stone in Green Tea complemented by very contemporary, round lighted mirrors above.
- ★ Master bath and Guest Master bath feature warm chocolate brown Genesi Moro Etched Glazed Porcelain tile flooring.
- ★ NeoHeat pads located under some of the tile areas in the bathrooms and living/hallway areas are programmed to be on in the morning and evening hours.
- ★ Approximately 160 sq ft of storage is located inside the condominium and is not included as living heated square feet.

EXTERIOR FEATURES

- ★ A western deck with patio dining furniture and cushioned built-in benches look out to Lift 1A, Aspen Mountain, and Shadow Mountain.
- ★ An east-facing deck features a sitting area and views of town and Smuggler Mountain.

COMPLEX AMENITIES

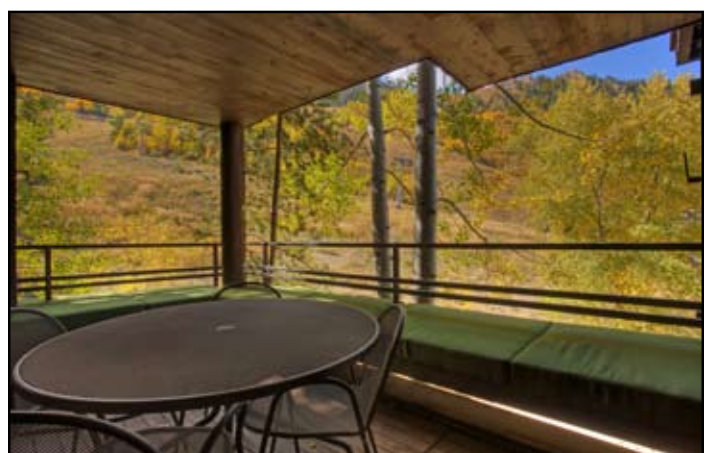
- ★ The Mountain Queen's outstanding amenities includes front desk, on-site management, pool, jacuzzi, sauna, courtyard deck, tennis court, assigned garage parking, garage storage closet, elevator to and from the garage and direct ski access.



MASTER BEDROOM



GUEST BEDROOM

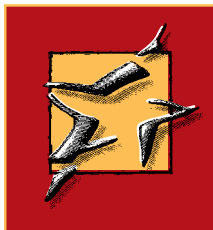


PATIO

DETAILS

LEGAL DESCRIPTION:	Unit #5, Mountain Queen, Pitkin County, Colorado
STREET ADDRESS:	800 S. Monarch Street #5, Aspen, CO 81611
BEDROOMS/BATHS:	3/3
SQUARE FEET (heated living):	1,551 sq ft, per assessor, plus approximately 160 sq ft of storage space
YEAR BUILT/RENOVATED:	1974/2006
DECKS/PATIOS:	2
PARKING:	1-car; assigned
FIREPLACE:	1 gas
LAUNDRY:	Room
HEATING:	Baseboard; gas
EXTRAS:	Cable TV, elevator, tennis court
VIEWS:	Shadow Mountain and Norway ski run
COMPLEX AMENITIES:	Front desk on site, on-site management, locker ski storage, pool/hot tub, spa, sauna, ski-in/ski-out access
PROPERTY TAXES:	\$6,904/yr (2010)
HOMEOWNERS FEES:	\$1,970/mo
SPECIAL ASSESSMENTS:	None at this time
REAL ESTATE TRANSFER TAX:	1½% of purchase price, paid by Buyer
PRICE:	\$3,250,000, furnished
TERMS:	Cash, or terms otherwise acceptable to Seller
DISCLOSURES:	Historical
MLS#:	113329

DISCLOSURE: Information herein deemed reliable, but not guaranteed. Due to differences in measurement methods, neither Seller nor Broker can warrant the square footage of any structure or the size of any land being purchased. Broker measurements are for marketing purposes and are not measurements for loan, valuation or any other purpose. If exact square footage is a concern, the property should be independently measured.



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