



Turkey Creek Ranch

Telluride, Colorado



Turkey Creek Ranch

Lot 1A Raspberry Patch

Unique opportunity to own a dramatic view property along the exclusive "Golden Corridor". This 5-bedroom home is located on 29.66 secluded acres only 1 mile from Mountain Village and the Telluride Ski Resort. Spectacular views, outstanding water rights with a year-round creek and large, trout-fishing pond, horse corrals and access to miles of National Forest trails from your front door are only a few of the wonderful amenities of this charming family ranch.



*M*ajestic Wilson, Palmyra, & Sneffels mountain range views loom through the windows of this stone and cedarshake home designed by Conger-Fuller.

- Square Feet: 5,258
- Bedrooms: Five
- Bathrooms: Five & One-Half





Tranquility emanates from the private, trout filled Turkey Creek Pond.



Mountain charm and pure elegance unite, creating the utmost in comfort.





The ambiance of this home lends itself to relaxation, gathering and recreation.





Fish, hike, or horseback ride out your back door to the Uncompahgre National Forest.





Price:	\$6,500,000
Location:	Turkey Creek Mesa
Lot Size:	29.66 Acres
Bedrooms:	Five
Bathrooms:	Five and One-Half
Other Rooms:	Mud Room, Spa, 2 Laundry Rooms, Office, Garage
Builder:	Mountain Village Construction, Bill Baird
Architect:	Conger-Fuller
Year Built:	1994
Exterior Finish:	Stone and Cedar Shake
Roof:	Wood Shake
Fireplaces:	1 Wood-Burning and 1 Gas
Heat Type:	Hot Water In-Floor Radiant and Forced Air
Water Use:	<ol style="list-style-type: none">1. "Residential Water": Well with 15 gallons per minute flow (12 hour test).2. "Water Rights": 3.4 cfs of Wagner Ditch's Consumptive Use Credits.3. "Turkey Creek Pond": Surface is 1.5 acres, average depth is 8.2 feet and maximum depth is 18 feet.
Sanitation:	Septic
HOA Dues:	As Needed
Property Taxes:	\$10,856.42 for 2010
Views:	Wilson Peak, Palmyra Peak, Sneffels Mountain Range & Silver Mountain

Main Level

Oak flooring & doors, plaster walls, and mission-style cherry cabinetry throughout the home.

Great Room:

- Wood-burning fireplace with gas plumbing
- Walk-out patio surrounding East wing
- Satellite compatible audiovisual system
- Large screen projector
- Pool table & piano

Kitchen:

- Subzero refrigerator
- Double Thermador convection oven
- 6 burner GE Monogram range
- 2 Asko dishwashers
- Wine cooler
- Granite countertops

Breakfast Room:

- Adjacent to kitchen with large windows overlooking Turkey Creek Pond

Dining Room:

- Table to accommodate 10-plus people
- Serving window from kitchen

2 Guest Bedrooms:

- Queen bedroom
- Bedroom with 2 sets of bunks
- Each bedrooms has its own bath

Mud Room:

- Storage cubes and closet system with wash sink

Powder Room

Laundry Room

Spa:

- 10-person jetted spa
- Shared bath
- 2-person steam shower
- Slate floors

Garage:

- 2-car, heated with large storage area and mechanical room



Upper Level

Master Suite:

Deck with snow melt, overlooking Turkey Creek Pond & National Forest, dressing area with 3 closets and 2 sets of built-in drawers

Master Bath:

Honed sandstone countertops
Kohler faucets
Two-person Kohler bathtub
Large shower with bench

Guest Bedrooms:

2 queen bedrooms, each with own baths

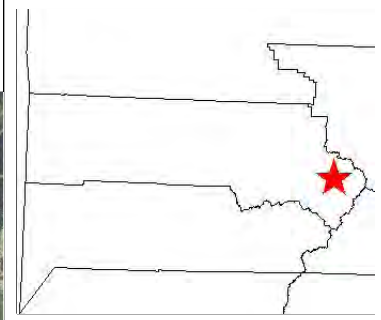
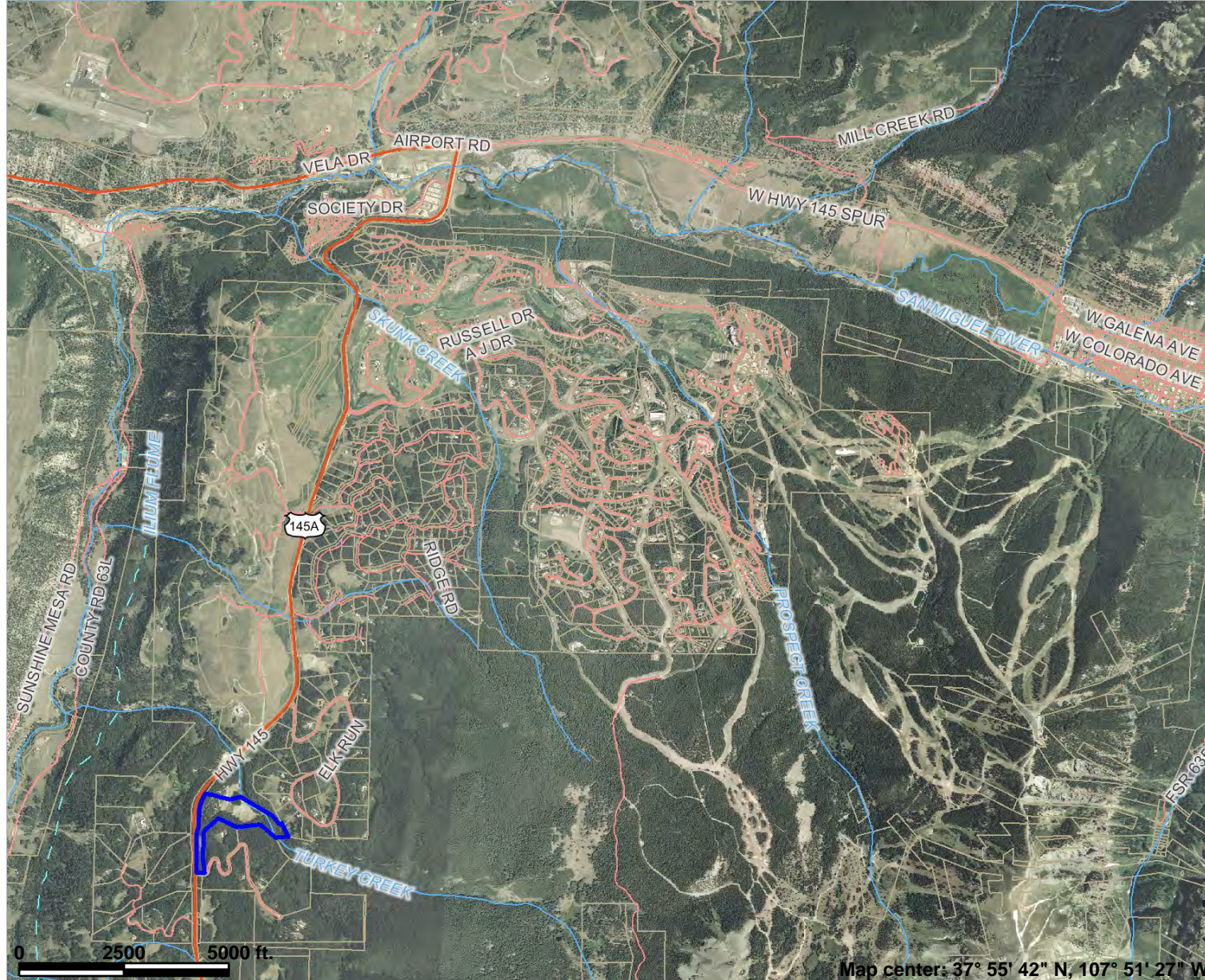
Office:

Gas fireplace
Custom built-ins
Bar
Equipped with audiovisual and surround sound



*This material is based upon information, which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, and change of price or withdrawal without notice.

Turkey Creek Ranch Vicinity Map



Legend

- Highways - Colorado
- Roads - San Miguel County
- Streams
 - Perennial River or Stream
 - Intermittent River or Stream
 - Perennial Canal, Ditch or Aqueduct
 - Intermittent Canal, Ditch or Aqueduct
- Non visible line between water boundaries
- Parcel Ownership



Map center: 37° 55' 42" N, 107° 51' 27" W



Scale: 1:43,970

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Turkey Creek Ranch Aerial Map



Legend

- County Boundaries
- Recreation Facilities
- Highways - Colorado
- Roads - San Miguel County
- Streams
 - Perennial River or Stream
 - Intermittent River or Stream
 - Perennial Canal, Ditch or Aqueduct
 - Intermittent Canal, Ditch or Aqueduct
 - Non visible line between water boundaries
- Lakes
- Parcel Ownership

Map center: 37° 54' 18.5" N, 107° 53' 11.5" W

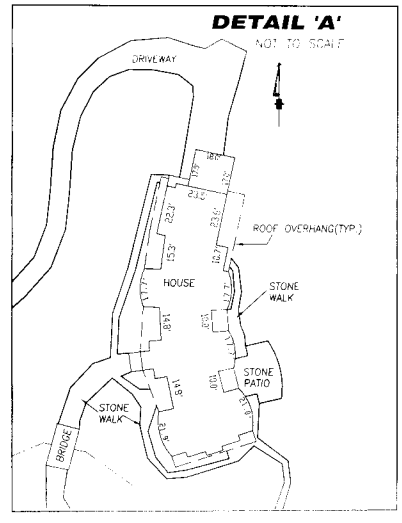
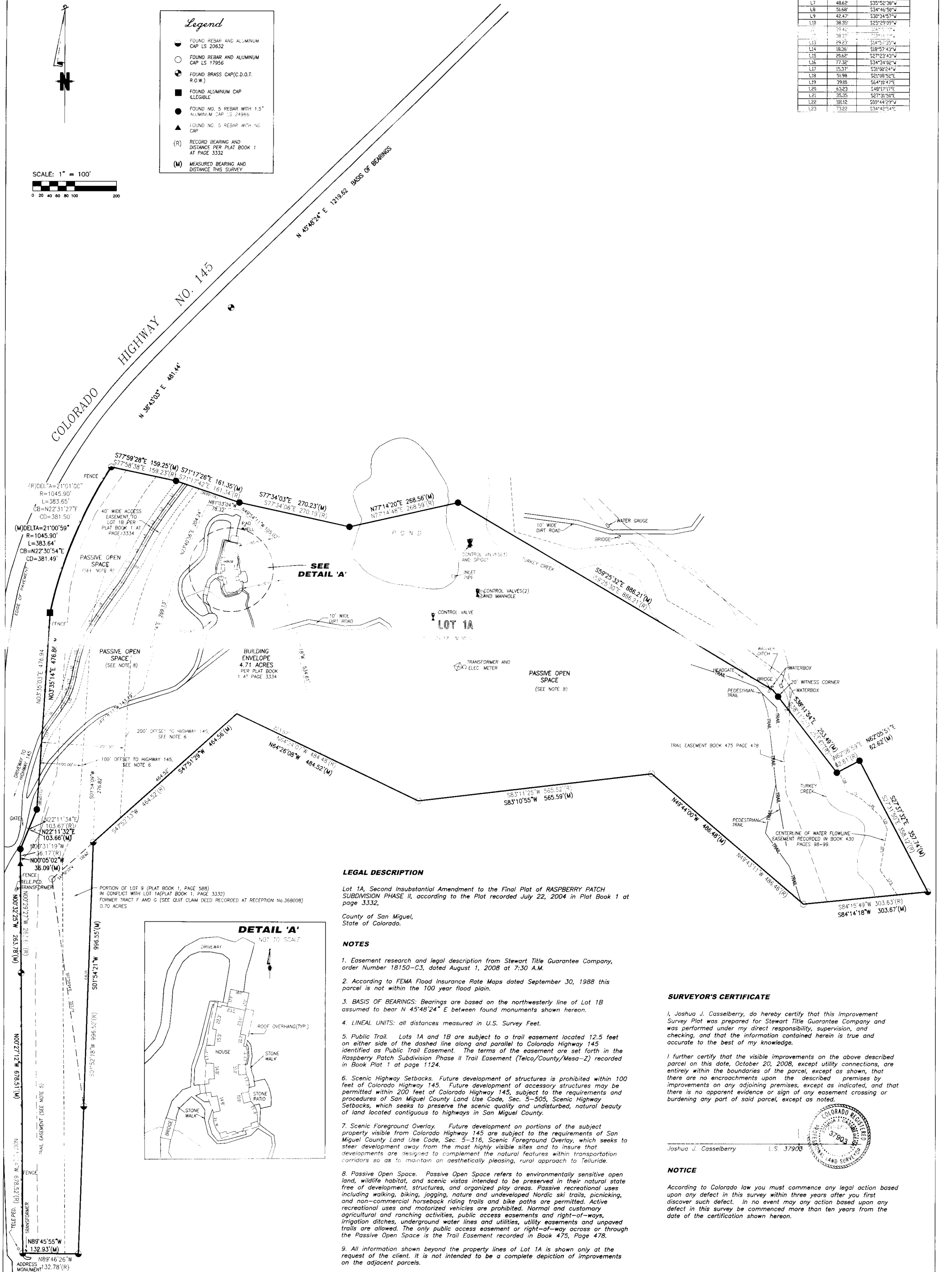
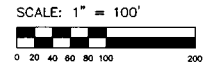
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LINE	LENGTH	BEARING
L1	62.85'	S27°06'07"W
L2	42.70'	S34°55'54"W
L3	33.30'	S33°59'46"W
L4	48.36'	S29°08'16"W
L5	48.34'	S27°46'45"W
L6	63.90'	S31°04'58"W
L7	48.62'	S35°52'28"W
L8	51.68'	S34°46'58"W
L9	42.47'	S30°34'57"W
L10	38.35'	S25°29'09"W
L11	38.41'	S25°11'17"W
L12	38.37'	S25°11'17"W
L13	29.23'	S14°57'25"W
L14	18.26'	S18°57'43"W
L15	26.62'	S27°23'49"W
L16	77.32'	S34°34'02"W
L17	15.37'	S31°00'24"W
L18	51.98'	S21°08'26"E
L19	39.00'	S64°18'47"E
L20	43.23'	S48°17'17"E
L21	35.26'	S27°31'58"E
L22	10.12'	S09°44'29"W
L23	73.22'	S34°42'54"E

Legend

- FOUND REBAR AND ALUMINUM CAP LS 20632
- FOUND REBAR AND ALUMINUM CAP LS 17956
- FOUND BRASS CAP(C.D.O.T. R.O.W.)
- FOUND ALUMINUM CAP ILLEGIBLE
- FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP LS 24966
- ▲ FOUND NO. 5 REBAR WITH NO CAP
- (R) RECORD BEARING AND DISTANCE PER PLAT BOOK 1 AT PAGE 3332
- (M) MEASURED BEARING AND DISTANCE THIS SURVEY



SURVEYOR'S CERTIFICATE

I, Joshua J. Casselberry, do hereby certify that this Improvement Survey Plat was prepared for Stewart Title Guarantee Company and was performed under my direct responsibility, supervision, and checking, and that the information contained herein is true and accurate to the best of my knowledge.

I further certify that the visible improvements on the above described parcel on this date, October 20, 2008, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

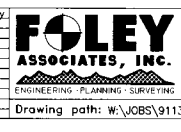
Joshua J. Casselberry I.S. 37908

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

IMPROVEMENT SURVEY PLAT
LOT 1A, SECOND INSUBSTANTIAL AMENDMENT TO THE FINAL PLAT OF
RASPBERRY PATCH SUBDIVISION PHASE II
LOCATED WITHIN THE NW 1/4 OF SECTION 17, T. 42 N., R. 9 W., N.M.P.M.

Project Mgr:	Rev.	description	date	by
JC				
Technician:	SS			
Checked by:				
Start date:	8-20-08			



970 728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: \\J:\CBS\91138\DWG\ISP 08-08 Sheet 1 of 1 Project #: 91138