

*110 Double Eagle Way*

Mountain Village, Colorado



**TELLURIDE**  
PROPERTIES

On Top of Telluride

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## *110 Double Eagle Way* Mountain Village

Enjoy mountain living in a cul-de-sac setting in Mountain Village. This timber and stone home offers several living spaces and a large three-car garage. Adjacent open space in the backyard leads to a nordic and walking trail in the winter. Located near the top of the cul-de-sac, enjoy the sound of nature as cars rarely drive up the street. Located two minutes from skiing.

**\$1,550,000**

MLS# 31770

*Please Note: This information is supplied by third parties and deemed reliable but not guaranteed by either the broker or the owner. Square footage and property sizes are all approximate. Some properties may be in a flood plain, avalanche area, wetlands, other special designated zones or may have pre-existing conditions. Further investigation may be necessary.*

Mike Shimkonis, Director | 970.708.2157 | [shimmy@tellurideproperties.com](mailto:shimmy@tellurideproperties.com)  
[www.TellurideAreaHomes.com](http://www.TellurideAreaHomes.com)



Three different balconies provide shade, views and barbecuing opportunities for any season.



The main entrance on the second level is reached through an enticing staircase and patio at one side of the house and the stone pavement leads to an entrance to a separate guest bedroom on the lower level.



A patio with stone walls comprising the entrance to the front door.



Watch the weather or the alpenglow on Dallas Peak, part of the Sneffel's mountain range.



A fully equipped kitchen with portable island, stainless steel appliances, ceramic tile floors and granite counters.



An open floorplan allows for fun gatherings and intimate dinners.



Douglas Fir timber trusses hold up the wood-lined ceiling, while several windows showcase views of the forest and mountains outside.



A wood balcony is accessible from the family room, offering great views of the forest and mountains beyond. It's a relaxing area to read a book or gaze over the mountains.



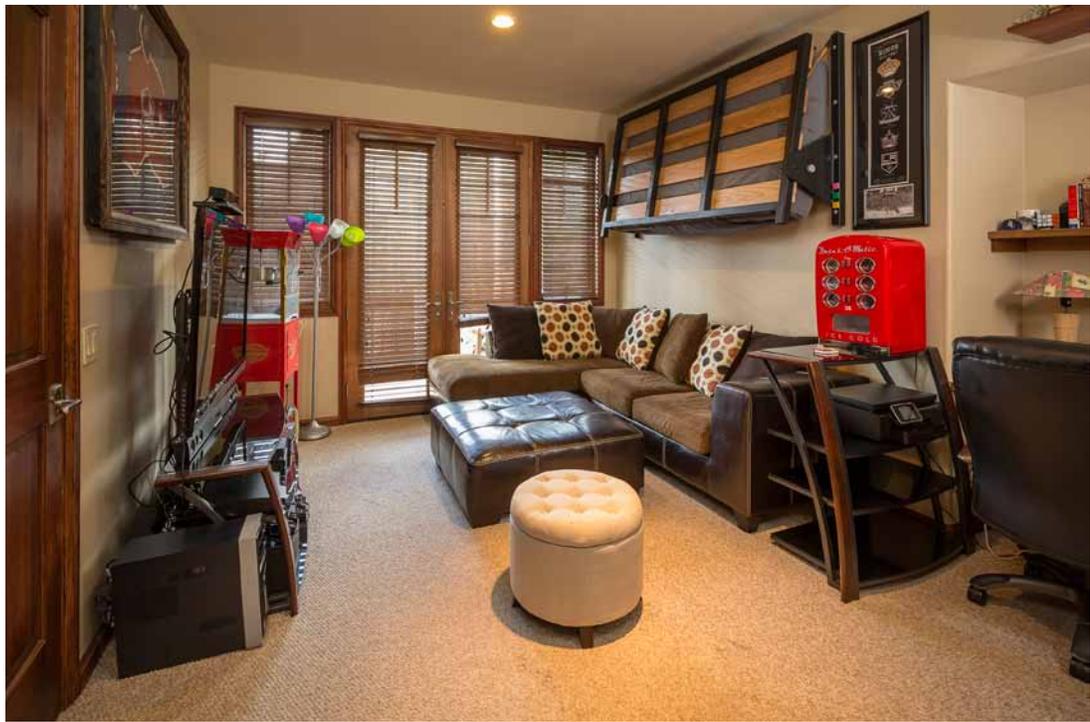
Watch TV, gaze at the mountain views and warm up with the fireplace in the master bedroom.



Vaulted ceilings, floor-to-ceiling windows and a wood deck beautifully compliment the master bedroom.



A double vanity master bathroom features ceramic tile floors, porcelain tile counter and travertine floors, along with a walk-in closet, Jason jetted tub and shower.



This versatile room is currently used as a rec room and overflow sleeping area for family & friends who are visiting.



The kids' room has the requisite bunk beds, study desk and door to the backyard.



The jack-n-jill bathroom serves the kids' room and guest room on the middle floor.



Views of Deep Creek Mesa.



A carpeted guest bedroom on the lower level also features an ensuite bathroom with tub and shower.





A family play area in the backyard. Property lines flow into open space behind the home, and a nordic ski path in the winter.



A 3-car garage provides ample space for parking with attractive stonework around the garage doors. Inside, steps lead to a lofted space perfect for storage or as a space for kids to make as much noise as they want with games or musical instruments.



Spacious laundry room with ample storage potential.



Price:	\$1,550,000
Location:	Lot 628K, Mountain Village
Acres:	.30
Square Feet:	2,990
Bedrooms:	Four
Bathrooms:	Three and One Half
Other Rooms:	Office, Laundry Room, Loft
Fireplace:	2-Gas Logs
Parking:	3-Car Heated Garage (700 sqft)
Year Built:	2002
Exterior Finish:	Stone, Wood (Natural)
Roof:	Shingle
Sanitation/Water:	Public/Sewer
Heat Type:	Radiant In-Floor
HOA Dues:	\$40 per month
Property Taxes:	\$6,493 in 2013
RETT:	3% Mountain Village Transfer Tax
Views:	Sneffels Range, Palmyra Range, Open Space



**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this Improvement Location Certificate was prepared for Telluride Mountain Title Company, that it is not a land survey plot or improvement survey plot, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date, September 12, 2003, 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.



David R. Buisson L.S. 37662

**LEGAL DESCRIPTION**

Lot 3, Block 2, Telluride Ski Ranches, Filing No. 1, according to the plat recorded in the office of the Clerk and Recorder in Plat Book 1 at Page 1.

**LESS AND EXCEPT** all oil, gas and other minerals of any nature whatsoever, in, on, or under the subject property or any part thereof, associated with the subject property, that are owned by the Telluride Mountain Title Company, provided that the Telluride Mountain Title Company shall have no right to enter upon the surface of said property for the purpose of removing said minerals or for any purpose in connection with this exception and reservation, and shall not impair the subject support of the subject property by the exercise of any rights in connection with this exception or reservation; as reserved in Deed recorded in Book 368 of page 189.

County of San Miguel, State of Colorado

**NOTES**

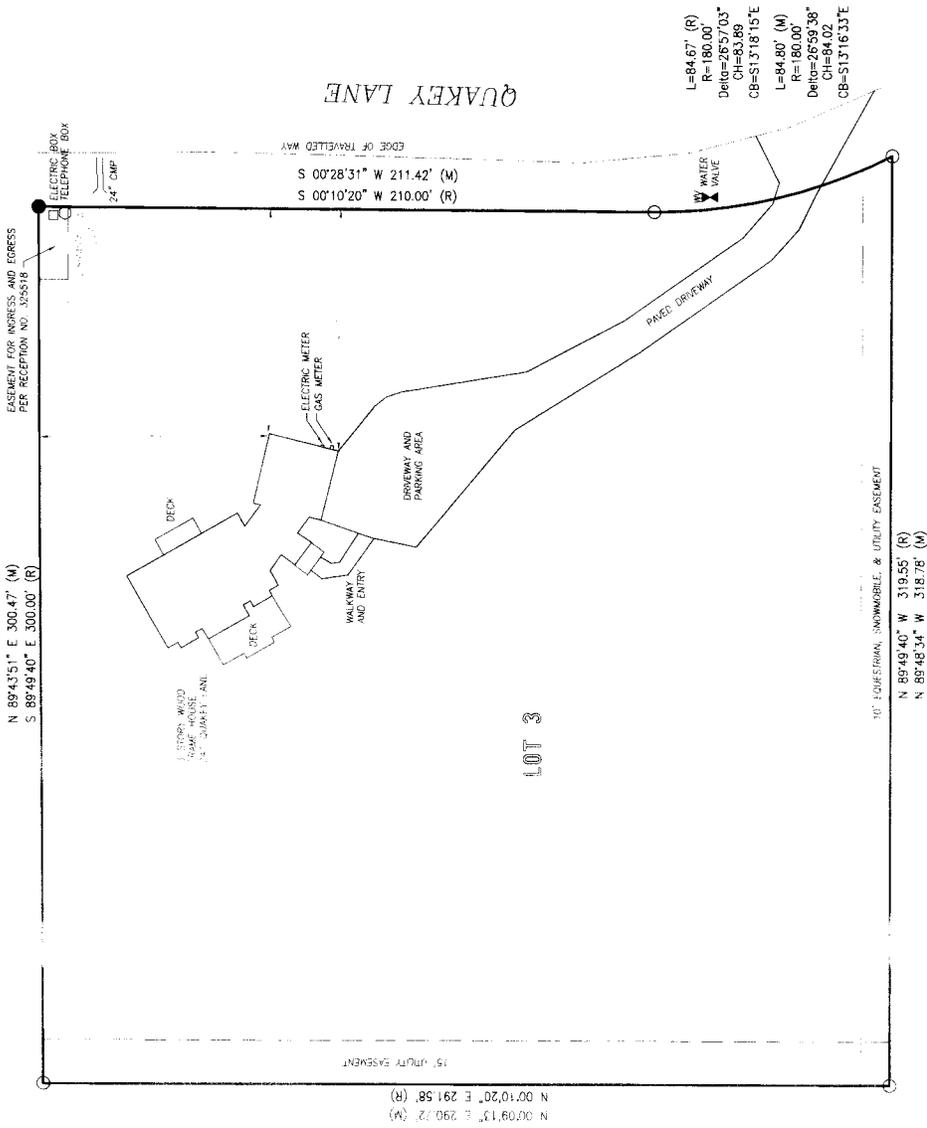
1. Easement research and legal description from Telluride Mountain Title Company, Order No. 03090008 dated, September 02, 2003, at 7:45 A.M.
2. According to FEMA Flood Insurance Rate Maps dated September 30, 1988 this parcel is not within the 100 year flood plain.

**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.



- FOUND #5 REBAR AND 1 1/2" ALUMINUM CAP LS 24954
- FOUND REBAR AND 1 1/4" PLASTIC CAP LS 2682
- (R) RECORD DATA PER PLAT BOOK 1 AT PAGE 1
- (M) MEASURED DATA



**IMPROVEMENT LOCATION CERTIFICATE**

**LOT 3, BLOCK 2, TELLURIDIE SKI RANCHES, FILING NO 1**



970-728-6153 970-728-6050 fax  
 PO Box 1385  
 125 W. Pacific Ave., Suite B-1  
 Telluride, Colorado, 81435  
 Project # 98147

Project No. 08  
 Technician: [blank]  
 Drafter: [blank]  
 Checked By: [blank]  
 Start date: 11-16-03  
 Drawing path: \wp\jlc-9-03