

110 Double Eagle Way

Mountain Village, Colorado



TELLURIDE
PROPERTIES

On Top of Telluride

www.110DoubleEagleWay.com



110 Double Eagle Way Mountain Village

Enjoy living in a perched setting in this charming alpine home in Mountain Village. The timber and stone house features an elevated family room, decks and other spaces creating a feeling of being among the tree tops. A large three-car garage offers lots of room for outside toys like cars, skis and dirt bikes. Adjacent open space in the backyard leads to a nordic and walking trail in the winter. Appreciate the sound of nature surrounding this home in a quiet neighborhood. Located two minutes from skiing.

\$1,487,000

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.

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www.TellurideAreaHomes.com



Three different balconies provide shade, views and fun times.



The main entrance on the second level is reached by an enticing staircase and patio. The stone steps lead to a separate guest bedroom on the lower level.



A covered patio with native stone walls comprises the entrance to the front door.



A typical view from this Alpine property.



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 complement the wood ceiling. Several windows showcase views of the forest and mountains.



An elevated porch is accessible from the Family Room.



Gaze at the mountain views and warm up with the fireplace in the master bedroom.



Vaulted ceilings, large windows and 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 jet-ted tub and shower.





This space is currently an entertainment room and overflow sleeping area.



Bunk beds and a study desk are a perfect set up for kids.



This 'jack and jill' bathroom serves two bedrooms on the middle floor.



More family room views overlooking miles of mesas and mountains.



A guest bedroom on the lower level features an ensuite bathroom.





A family play area in the backyard overlooking the mountains. Open space borders this beautiful home.



A 3-car garage provides ample space for parking with attractive stonework around the garage doors.



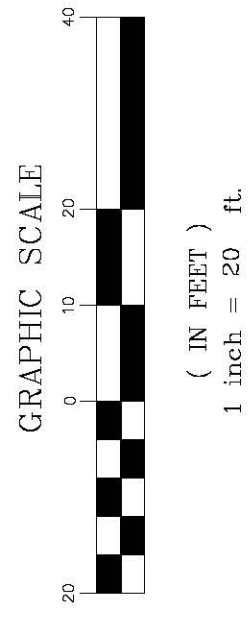
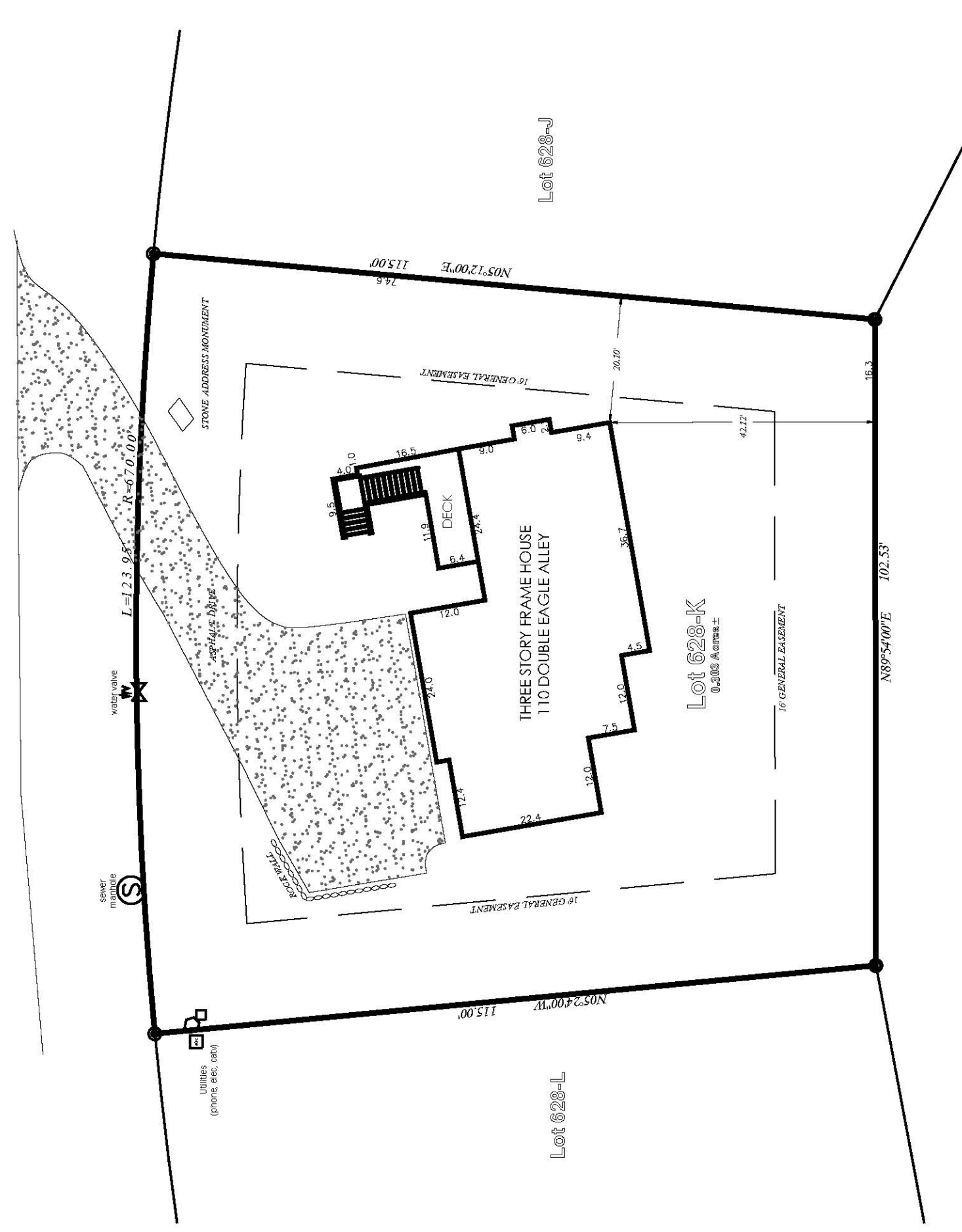
Spacious laundry room with ample storage potential.



Price:	\$1,487,000
Location:	Lot 628K, Mountain Village
Acres:	.30
Square Feet:	2,990
Bedrooms:	Four
Bathrooms:	Three and One Half Office,
Other Rooms:	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:	\$6,791.93 in 2014
RETT:	3% Mountain Village Transfer Tax
Views:	Sneffels Range, Palmyra Range, Open Space



DOUBLE EAGLE ALLEY



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.

According to Floodplain Insurance Maps dated September 30, 1992, this parcel is not within the 100-year floodplain.

LEGAL DESCRIPTION:

Lot 628-K, Part of Lots 628, 635, and 636, Filing 4, Telluride Mountain Village and Lot 641, Filing 9, Telluride Mountain Village, and a portion of open spaces in the south of Section 33, Township 43 North, Range 9 West of the New Mexico Principal Meridian, according to the plat recorded August 21, 1991 in Plat Book 1 at Page 1159,

County of San Miguel,
State of Colorado

Easement research from Alpine Title Company, LLC
Order No. 02-08004, Dated May 10, 2002 at 7:45 A.M.

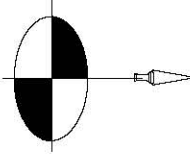
IMPROVEMENT LOCATION CERTIFICATE:

I hereby certify that this Improvement Location Certificate was prepared for Alpine Title Company, LLC, and The Mortgage Store and its successors and assigns, and that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fences, buildings, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date May 31, 2002, 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 there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Alvin E. Jacobsen, P.L.S. 28662

IMPROVEMENT LOCATION CERTIFICATE
LOT 628-K, TMV FILING 4



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DATE:	5/31/02
DRAWN BY:	RP
CHECKED BY:	AET
DATE:	
SHEET:	1 OF 1