



115 Lawson Point

Mountain Village, Colorado



TELLURIDE
PROPERTIES

On Top of Telluride

www.115LawsonPoint.com



115 Lawson Point Mountain Village

Set on a gently sloping, half-acre hillside lot offering amazing views of Wilson and Sunshine peaks. This ranch style 4 bedroom home on a cul-de-sac near the golf course offers one of the best wraparound porches in the area. Enjoy the property as is or splurge and encase the stucco exterior with rustic barnwood and stone masonry to further blend into the surroundings. Three levels of living provide ample separation of space. Tennis & Basketball courts nearby.

\$984,000

MLS# 32054

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



Extensive landscaping and natural stone pavers greet visitors to the front door.



The 1/2+ acre lot is adjacent to open space and straddles the 8th and 9th holes of the golf course.



Hot tub.



The wood deck spanning much of the home gives shelter, yet also a feeling of being outside and under the sky.



Traditional kitchen with recessed-panel cabinets. Wood flooring extends from the kitchen to dining room.



The light hardwood floors complement the kitchen and dining area.



Family room on main level.



Expansive views from almost every room.



Overlooking the ski mountain, the 9th green and halfway house.



Main floor bedroom.



Main floor bathroom.



Master bedroom upstairs.



Mid-sized contemporary master bath with medium tone wood cabinets and marble countertop.



Upstairs bedroom.



Upstairs bedroom.



Upstairs bathroom.



The lower level is big, with a bedroom on one side, an office adjacent and a billiard room on the other side.



Play billiards in the entertainment room on the lower level.



Lower level office next to the bedroom.



Lower level bedroom.



Backyard and western views.



The simplicity and openness of the porch welcomes plenty of views.



Garage exterior.



Price:	\$984,000
Subdivision:	Adams Ranch
Acres:	.54
Square Feet:	3,481
Bedrooms:	4
Bathrooms:	3
Other Rooms:	Office, Laundry Room, Billiards Room
Fireplace:	1-Gas Logs
Parking:	2-Car Heated Garage
Year Built:	1998
Exterior Finish:	Stucco/Stone
Roof:	Shingle
Utilities:	Public Water, Sewer, Natural Gas, Power, Phone
Heat Type:	Gas, Forced Air
HOA Dues:	\$400 per year & \$40 per month
Property Taxes:	\$4,481.43 in 2014
RETT:	3% Mountain Village Transfer Tax
Views:	Wilson, Sneffels, Ski Area, Golf Course
Extras:	Borders Open Space, Cul-De-Sac, Hot Tub



Tennis Court

Singletree Ridge

Adams WAY

9th Hole

Adams Ranch RD

Lawson Pt

115 Lawson Point

Cul-De-Sac

8th Hole

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