

178 Ponderosa Pass, Carbondale, CO 81623



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Scott Bayens PROPERTIES

ScottBayens.com | Scott.Bayens@SIR.com | 970.948.2265

Aspen
Snowmass | Sotheby's
INTERNATIONAL REALTY

 CHRIS KLUG
PROPERTIES

klugproperties.com | Chris@klugproperties.com | 970.948.7055

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ADDRESS	178 Ponderosa Pass Carbondale, CO 81623
BEDROOMS	5
BATHROOMS	5
SQ. FT.	3,112
LOT SIZE	0.38 Acres
COMPLETION	Expected Fall 2023

Brand-new construction in coveted Blue Creek Ranch!

Located directly on the pond with views to the southwest, this contemporary home with architecture by Al Beyer Design features light-filled spaces, and 4 en-suite bedrooms plus a large bonus room with a separate entrance and an additional full bathroom above the oversized two-car garage. Finishes include custom flooring, an open concept kitchen and butler’s pantry equipped with high-end appliances, and a main level master suite with a walk-in closet and soothing steam shower in the master bath. Sit back and relax in the gorgeous outdoor area overlooking the pond, perfect for a hot tub or fire pit. Acres of open space include a private trail network and private access to the gold-medal waters of the Roaring Fork River. The Rio Grande trail which runs from Aspen to Glenwood Springs is easily accessible. Owners also enjoy their own private, lockable storage unit for larger items like bikes, rafts, ATVs, and camping and fishing gear. Minutes to downtown Carbondale, Willits, and Whole Foods via Highway 82. Don’t miss this unique opportunity to live in a custom new home in the middle of everything our valley has to offer.

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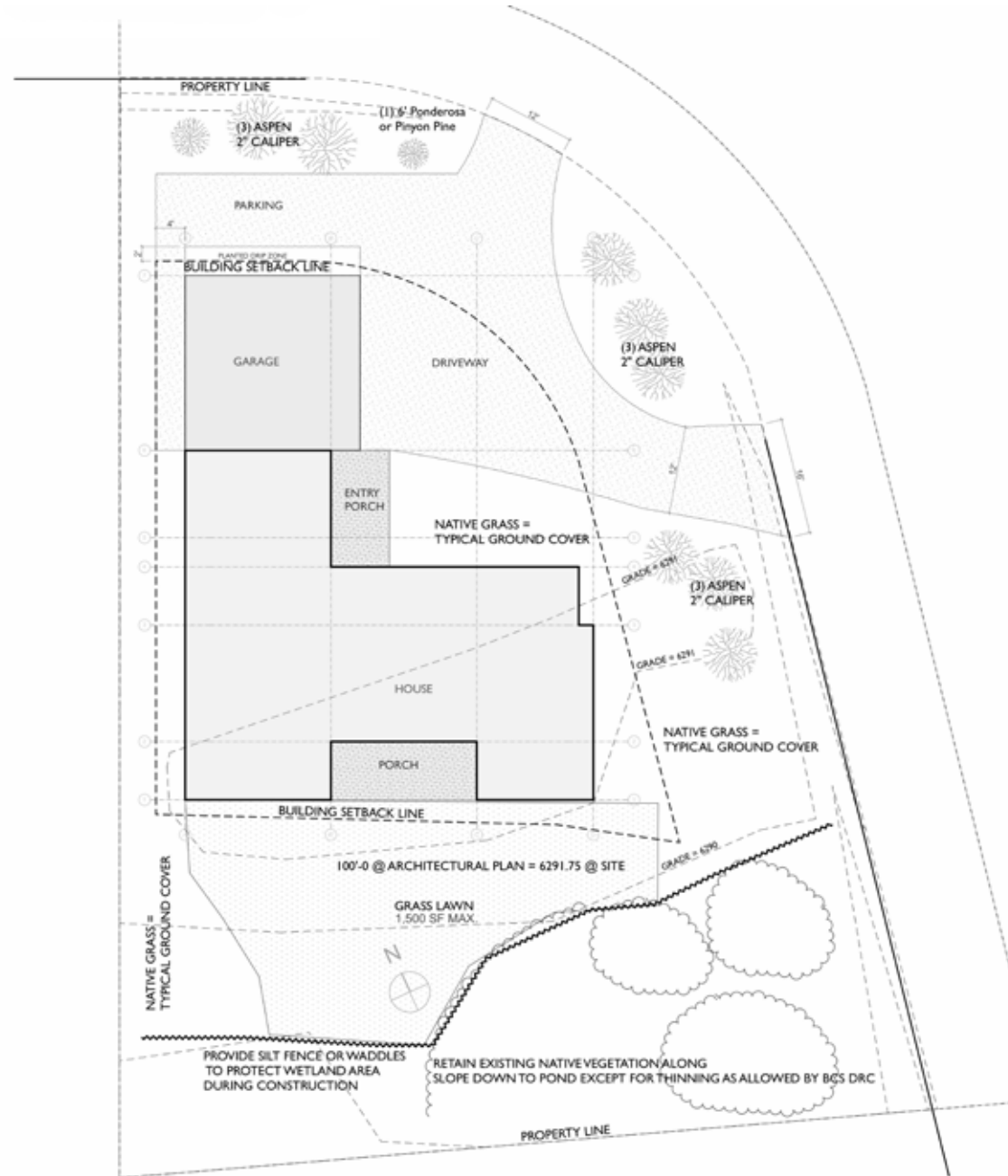


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Site Plan



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Exterior Renderings



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Exterior Plans | North + South Elevations



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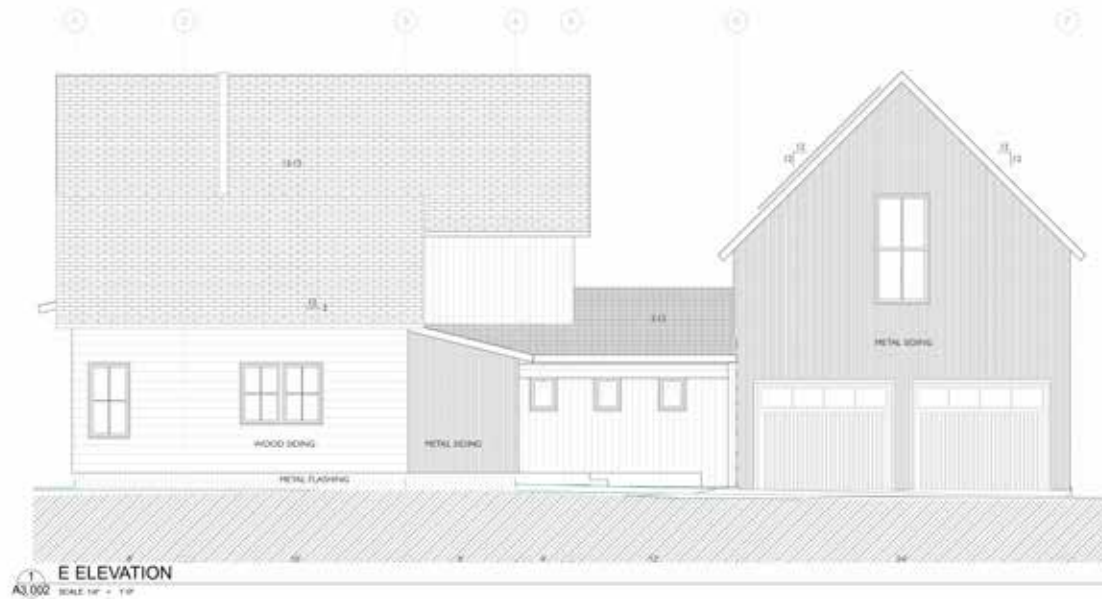
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Exterior Plans | East + West Elevations



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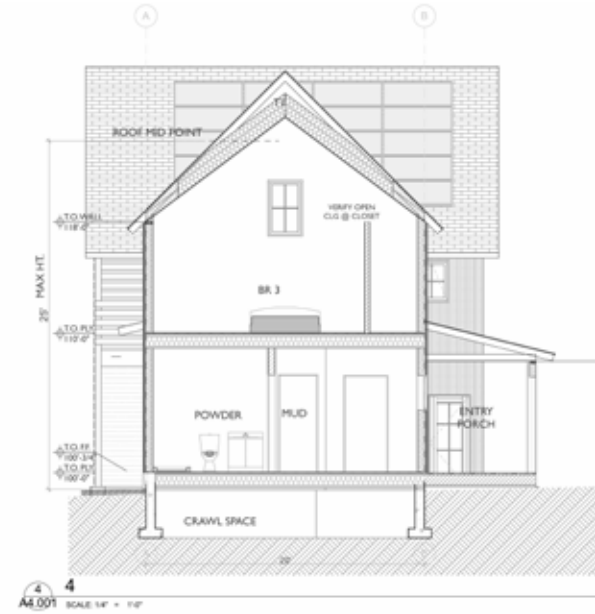
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Exterior Plans | Elevations with Rooms



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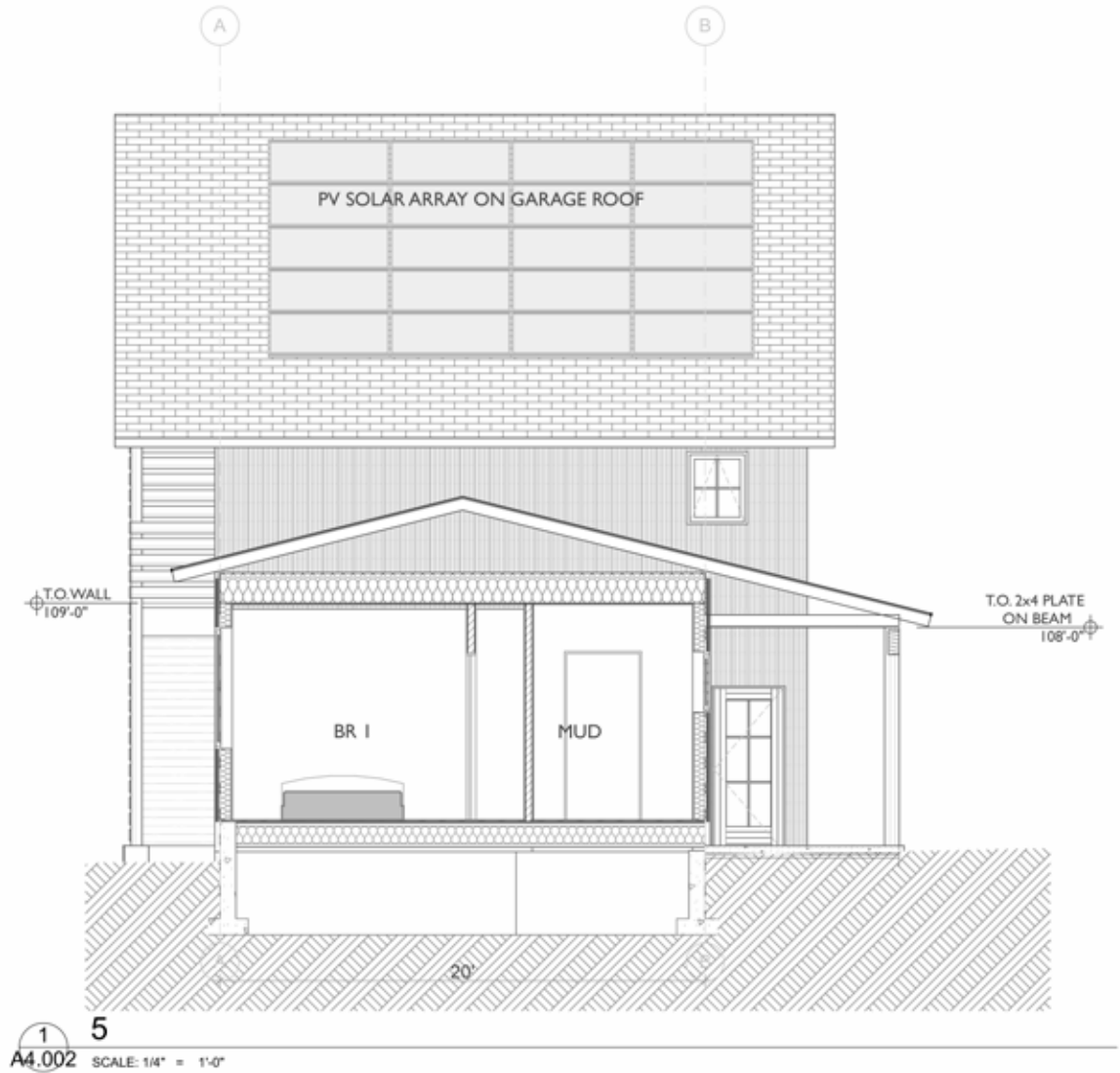
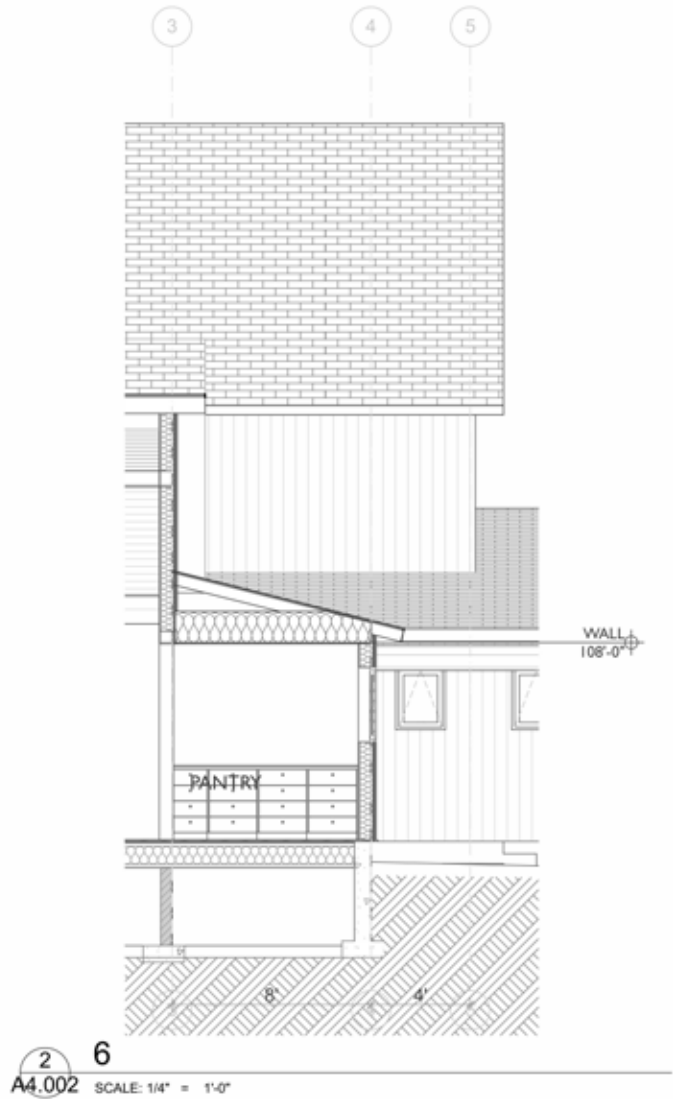
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Exterior Plans | Garage Elevations with Rooms



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Fit & Finish | Exterior

CLADDING

Stone: Adobe and Black Canyon limestone
Wood: 6" T&G Cedar wood siding

ROOFING

Architectural Shingles: [Tamko Shingle Heritage Stormfighter IR Weathered Wood](#)

Metal: Standing seam vertical siding (Vintage color)

WINDOWS/SLIDERS/EXT DOORS

[Pella Lifestyle](#) aluminum clad windows/sliders/exterior doors with matte black interior stain

ENTRY DOOR

[Pella Reserve Contemporary](#) metal and glass entrance door and sidelight

GARAGE DOOR

[Elegant Garage Doors](#) (clear glass above)

EXTERIOR LIGHTING

[Modern Form outdoor wall sconces](#) (LED and "dark-sky" conforming)
[Path lights PL-23 Series](#) (by Focus Industries)

DRIVEWAY

Natural Crushed Gray Stone

LANDSCAPING/PLANTING

Plantings generally per landscape design by Pinon Sage Landscape Architects



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Interior Renderings



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Floor Plans | First Floor



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Floor Plans | Second Floor



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Fit & Finish | Interior

FLOORING

Tile: Custom tile flooring in masterbath, bath 2&3 upstairs, and Office bath

Wood: [Hallmark Pismo Oak Hardwood \(Atla Vista Collection\) flooring](#)

WALLS

Contemporary trim-less drywall return around windows, painted finish

PAINT COLORS

[Pashmina](#) (doors/base) and [Baby Fawn](#) (walls/ceiling)

INTERIOR DOORS

[Lux Doors](#) - Contemporary low profile, single panel Shaker doors with custom paint finish with [Emtek Helios](#) hardware

FIREPLACE

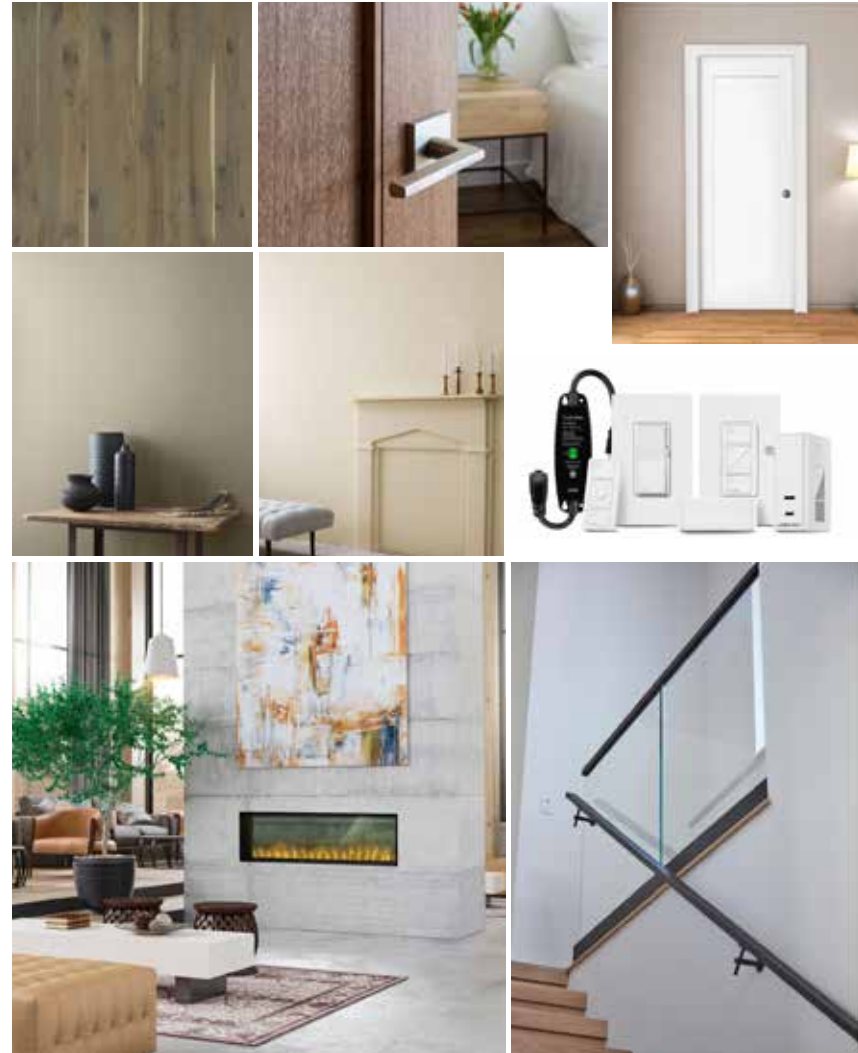
[Dimplex Opti-Myst Pro 1500](#)

STAIR RAILING

[ViewRail glass railing](#)

LIGHTING

[Caseta by Lutron](#)



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Fit & Finish | Kitchen & Pantry

APPLIANCES

- Range Hood: [Bosch 300 Series Wall Hood](#)
- Cooktop: [6 Burner Gas Stainless steel 36" Viking](#)
- Refrigerator: [36" x 70" French Door Viking](#) (stainless)
- Dishwasher: [24" Smart Fully Integrated Viking](#) (stainless)
- Pantry Fridge: [Haier w/ Bottom Freezer](#)
- Microwave: [Viking Drawer Microwave](#)

FIXTURES

- Faucet & soap dispenser: Grohe Arched dual spray
- Kitchen Disposal: Insinkerator
- Kitchen Island Sink: Kraus

FINISHES

- Cabinets: Custom stained walnut and alder Fina cabinets by [Thurston](#)
- Countertops: [Taj Mahal Quartzite](#)

LIGHTING

- [Fiama Halo Lights](#)



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Fit & Finish | Bathrooms

MASTER

Vanity: Fina (from Thurston), Alder
 Countertop: Taj Mahal Quartzite
 Steam Shower: [Mr Steam w/ Steam Generator and Air Butler package](#)
 Shower Fixtures: [Grohe Thermostatic system](#)
 Sinks: 2 Miseno Undermount sinks
 Faucets: 2 Grohe Tempered Widespread faucets
 Toilet: [Toto Contemporary Drake line w/ bidet](#)

BATHROOM 1

Shower fixtures: [Grohe Euphoria w/multi-function shower head](#)
 Vanity: [Restoration Hardware Herringbone Powder Vanity w/Italian Pietro Grigio marble](#)
 Faucet: [Delta Nicoli widespread double handle](#)
 Toilet: Am Standard contemporary Studio line

BATHROOM 2

Shower/tub fixtures: [Grohe Europlus w/multi-function shower head](#)
 Vanity: [Restoration Hardware Kempton Oak Single Extra-Wide Washstand w/Caesarstone Frosty Carrina](#)
 Faucet: [Delta Nicoli widespread double handle](#)
 Toilet: Am Standard contemporary Studio line

BATHROOM 3

Shower fixtures: [Grohe Euphoria w/multi-function shower head](#)
 Vanity: [Larsen Oak Single Extra-Wide Vanity in Grey Oak, Caesarstone Frosty Carrina countertop](#)
 Faucet: [Delta Nicoli widespread double handle](#)
 Toilet: Am Standard contemporary Studio line

OFFICE BATHROOM

Shower fixtures: [Grohe Euphoria w/multi-function shower head](#)
 Sink: Miseno Undermount
 Faucet: [Delta Nicoli widespread double handle](#)
 Toilet: Am Standard contemporary Studio line



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Fit & Finish | Laundry & Office

All fixtures, finishes and appliances subject to change and availability

APPLIANCES

Washing Machine: Samsung Front Load
Dryer: Samsung Front Load

FIXTURES

Sink: ProFlo Stainless Steel Undermount
Faucet: Kraus Commercial pull-down
Soap Dispenser: Kraus

FINISHES

Cabinets: Custom Designed [Schuler Cabinets](#) with a painted finish
Countertops: [Bedrosians Limestone Grey Quartz](#)



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Inventory for newly built homes in the mid-Roaring Fork Valley remains high. Add that to the natural beauty and convenient location of this unique development, and you've got an irreplaceable opportunity.

Give Scott & Chris a call today for your own private tour!

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