

100 TIMBER SPRINGS DRIVE

FEATURES AND FINISH HIGHLIGHTS

- 37-acre homesite at an elevation of 7,335 feet
- 7 bedroom, 9 baths
- Single family home located 4 minutes from core of Edwards, 10 minutes to Eagle Springs, 6 minutes from skiing. Private yet CONVENIENT
- All bedrooms have ensuite baths
- Private bridge crossing the spring to a welcoming driveway bordered with pavers
- YEAR-ROUND spring cascading through pools alongside the home
- 3 car garage PLUS “toy garage”
- Elevator
- Dramatic water feature and beautiful outdoor patios and walkways
- 5 decks and multiple patio spaces with beautiful mountain views
- A manicured lawn conveniently connected to the family room, bar and wine cellar allowing easy access to libations for large outdoor gatherings
- Two primary bedrooms situated in a private wing of the home
- Larger primary suite features a large walk-in closet, washer dryer and two separate water closets
- An Au Pair’s quarters, separated from the other bedrooms and with its own entrance and patio
- Two guest rooms situated away from living areas so young children are undisturbed while adults socialize
- Expansive, elegantly outfitted kitchen designed for culinary teamwork and entertaining
- Large formal dining area
- Charming hearth room designed for casual dining and fireside lounging
- Two adjoining offices with custom built-ins

- Duct work for air conditioning and humidification to main level and primary bedrooms and radiant heat throughout
- New DaVinci roof system
- Fully irrigated landscape and lawn areas
- Tiered rock wall and award- winning landscaping
- Several large trees removed and many more planted- spruce and aspens
- Mature and healthy trees surround the home and are trimmed for fire mitigation
- Cascading set of pools through which Timber Springs flows along the length of the home
- Heated walkway to newly constructed hot tub area and surrounding patio
- Water softener
- Whole house FloLogic water sensor- leak detection system
- Dramatic iron work by local artisan in chandeliers, fireplace
- Wine room with climate control
- Theater room
- New interior and exterior paint
- Refinished main level wood floors
- Upgraded to all new televisions
- New bridge surface and new asphalt portion of the driveway