

# Century

## 339 State Highway 193

### Area Calculations\*

House — 4,671 sq.ft.  
— 3,387 main; level 1,284 upper level  
Concrete patio — 796 sq.ft.  
Covered Porch — 333 sq.ft.  
Covered Patio — 239 sq.ft.  
Garage — 1128 sq.ft.

\*taken from appraisal

### Construction Details

Construction began in 2007  
Architect—Armstrong Design Studio  
General Contractor—Cosner Construction Co.  
Andy Roman, Alpine Excavation—water gathering, septic & irrigation systems  
Custom stone work by Thompson Master Masons  
Electrical system by Wyoming Electric

### Amenities

2 Lennox Pure Air Heating Systems\* with duo-controlled zoning & thermostats/sensors-controlled in MB closet  
2 Central Air Conditioning Systems with duo-controlled zones & sensors-controlled in MB closet  
Backup Generator by Generx with automatic startup  
Water Gathering System—similar to city water collection system w/2 pumps & cisterns, fire hydrants—35' depth  
Extensive Water Purification System w/reverse osmosis filtration, softening & chlorination—designed and serviced by Culligan  
3-ft deep, high pressure, high volume irrigation system  
Fiber Cement Siding (horizontal lap & shake shingle)  
Malarkey 50-year architectural shingles  
Metal soffits & fascia  
Interior & exterior of house is wired for entertainment package (not installed)- main panel could monitor whole house  
3 Rinnai on-demand tankless water heaters  
Custom made Alder 8' interior doors  
Solid sand-cast bronze hardware by Rocky Mountain Hardware (each individually crafted)  
Pella Design Series windows & doors; all window tops are at 8' to provide better views from inside the house  
Faux finishing throughout house  
Heated 3-car garage w/access to crawl space  
House has hard surface flooring to alleviate allergies  
Trestlewood (salty fir reclaimed wood) custom stair railing  
Carlisle 17" wide Eastern White Pine floors, accompanied by cork flooring and travertine tile

\*Heat pump systems—electric heat when air temps are not real cold, and automatically switches to propane when needed

### Approximate Room Dimensions

#### *Main Level:*

Entry—12' x 9'  
Great Room — 24' x 24'  
Kitchen — 16' x 16'  
Pantry — 5'5" x 8'  
Dining Room — 12' x 19'  
Play Room — 14.5' x 15'  
Office — 11' x 12'  
Exercise Room — 11.5' x 11.5'  
Master Bedroom — 15.5' x 16.5' + hexagon bump-out  
Master Bath — 10' x 24' (irregular shaped)  
His Closet — 9' x 11.5'  
Her Closet — 12' x 14'  
Wine Nook—4' x 5' (no racks)  
Laundry Room—11' x 14' (irregular shaped)  
Powder Room—5' x 7'

#### *Upper Level:*

Bedroom—13' x 13'  
Bath—7.5' x 11.5'  
Bedroom—14' x 15'  
Closet 5.5' x 6'  
Bedroom—11' x 13'  
Closet 5.5' x 6'  
Jack 'n Jill Bath—10' x 18'  
Dimensions include 2 separate rooms for vanities, 1 for tub and shower

4 bedrooms—1 on main level, 3 upper level  
3.5 baths— main level master bath & powder room  
Upper level—two full baths, one w/shower & one w/tub



**Great Room**

30' vaulted ceiling  
Double-sided wood fireplace, rocked from floor to ceiling  
with clay flue liner  
Eastern White Pine flooring  
French doors leading to concrete patio  
Adjoining playroom/den  
Adjoining wine room

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**Dining Room**

Large windows facing the mountain silhouette  
Eastern White Pine flooring  
Built-in wet bar w/copper sink & beverage refrigerator,  
granite countertop, glass-front cabinets  
Textured, custom faux-painted walls

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**Master Bedroom & Bath**

Large suite with outside entrance to patio and yard  
areas, overlooks Piney Creek  
Bedroom wired for flat screen TV  
Vaulted ceilings in bedroom and bath  
His and her closets with extensive built-ins, dressing area  
Adjoining exercise/hobby room with cork flooring  
Dual marble-topped vanities in bath  
Rimless, lighted, jetted soaking tub  
Travertine tile and Eastern White Pine flooring  
Spa rocked shower with dual heads, heated floor

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**Laundry/Utility Room**

Alder cabinetry  
Granite countertops  
Washer and dryer  
Laundry chute from upstairs  
Cork flooring  
Household utility closet

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**Kitchen**

Alder cabinetry with glass-fronts in upper cabinets  
GE Profile, Monogram & Bosch appliances  
Double ovens & gas cooktop, warming drawer  
Built-in refrigerator  
Island with Boos block  
Disposal  
Hood Fan  
Ceiling pot rack  
Granite countertops  
Hammered copper farmhouse sink  
Cork flooring  
Adjoining walk-in pantry

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**Play Room/Den**

Cork flooring  
French doors leading to outside patio  
Double recessed doors to Great Room

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**Office**

Custom built-ins  
Eastern White Pine flooring  
Crown molding  
Wired for internet

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**Upper Bedrooms**

All bedrooms have Eastern White Pine flooring  
One bedroom has adjoining bath with shower  
Two bedrooms share a Jack 'n Jill bath, and each have  
their own vanity with sink, walk-in closets

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**Miscellaneous**

2 propane tanks, leased Tri-County  
Extended warranties on kitchen appliances  
Water softener is serviced by Culligan

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