



1246 RIVER BEND WAY • GLENWOOD SPRINGS

# IRONBRIDGE



*The ultimate in Valley living!*



**On the River! \$1,463,327 unfurnished**

With outstanding Roaring Fork River and Mt. Sopris views, Ironbridge's most spacious and upgraded home offers the ultimate in valley living. Abundant space for family and friends with 5 bedrooms, 4.5 baths, rec room, media room, and loft. The customized kitchen, dining room and great room open up to a large riverside deck perfect for entertaining. This home sits on a prime one acre lot. Golf, pool, tennis, basketball, fishing, walking paths, bar and grille: all part of life at Ironbridge.



**CHAFFIN LIGHT**

Real Estate

SNOWMASS VILLAGE OFFICE

*A Snowmass Real Estate Company*

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IRONBRIDGE

Bedrooms 5  
Bathrooms 4.5  
Heated Sq Ft 5,063  
Terms Cash  
Garage 3- car, finished and insulated  
Year Built 2008  
Heat Forced air, gas  
Fireplaces Gas  
Features 3 levels all with outdoor access.  
Roaring Fork River and Mt. Sopris views from  
the home and all the decks  
Customized kitchen with beautiful cabinetry,  
stainless steel appliances, granite countertops,  
and great lighting  
Master suites on the main and upper level  
both with French doors out to a deck  
Finished walkout basement with rec room,  
oversized windows, French doors to riverside  
patio, media room, bar, bedroom, bath, storage  
room  
Energy efficient heating and air conditioning  
system for comfort year-round.  
Taxes TBD  
Transfer Tax No  
HOA \$252/yr.  
MLS # 95652  
Listing Agent Bob Jacobson  
bobj@sopris.net  
Leslie Newbury  
lesliej@sopris.ent  
Price \$1,463,327 unfurnished



Snowmass Real Estate Company, Carol Ann Jacobson Realty and  
Roaring Fork Real Estate are coming together to form Chaffin Light Real Estate.  
One name, one team, one focus: you.

Snowmass Village 970.923.2006 Aspen 970.925.2811 Basalt 970.927.8080 CLRE.com



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Square footage measurement was obtained from the County Assessor's office and is only an approximation of the square footage and/or lot size of the property. Neither Seller nor Chaffin Light Real Estate is able to warrant the square footage of any structure or the size of any land. If square footage is a material consideration, Buyer should contract for property to be independently measured. While the information contained herein is deemed reliable, it cannot be guaranteed: subject to errors, omissions, prior sale, changes or withdrawal without notice.