



1270 RIVER BEND WAY • GLENWOOD SPRINGS

IRONBRIDGE



Riverfront living, club amenities, casual, friendly neighborhood...

Valley Treasure! \$1,296,305 *unfurnished*

Enjoy Ironbridge living and outstanding Roaring Fork River and Mt. Sopris views from this custom home and its spacious riverside decks. Completion set for Summer 2008. Abundant space for family and friends makes life so easy. Oversized windows and French doors bring the beauty of the outdoors in and the benefit of natural light throughout. Enjoy the finished walk out basement perfect for entertaining with rec room, bar, 2 bedrooms w/ baths, extra room to customize to owners liking. The energy efficient heating & AC system and added insulation provide year round comfort. A three car finished garage provides room for everyones favorite toys. Golf, pool, tennis, basketball, fishing, walking paths, bar & grille: all part of life at Ironbridge.



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Formerly Roaring Fork Real Estate

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Bedrooms 5
Bathrooms 4.5
Heated Sq Ft 4,062
Terms Cash
Garage 3-car, finished and insulated
Year Built 2008
Heat Forced air, gas
Fireplace Gas
Features Prime location on 1 acre
Riverside deck w/ Sopris views
Alder cabinetry, granite countertops
Custom lighting
French doors in great room & master
suite to deck
Walkout basement: rec room, 2 bedroom
2 bath, storage +
Pre-wired audio
Energy efficient heating & AC system,
added insulation
Ironbridge Golf Membership
Taxes TBD
Assessments \$252/month
MLS # 95663
Listing Agent Bob Jacobson
email: bobj@sopris.net
Leslie Newbury
email: lesliej@sopris.net
Price \$1,296,305 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.