



340 RIVERS BEND

ASPEN GLEN | CARBONDALE, COLORADO

An extraordinary Roaring Fork Riverfront estate combining timeless mountain architecture, exceptional craftsmanship, sophisticated entertaining spaces and direct access to one of Colorado's most beautiful rivers.

AN EXCEPTIONAL RIVERFRONT SETTING

- 1.277 acres of riverfront property, extending all the way to the Roaring Fork River and approximately halfway into the river.
- Approximately 250 feet of Roaring Fork River frontage, with superior Aspen Glen fishing and dramatic Mt. Sopris views.
- Large landscaped yard with stone steps and pathway providing easy river access.
- Expansive patio and outdoor entertaining areas with two fire pits.
- Private pond and stream create a memorable arrival through the landscaped grounds.
- Property is located outside the 100-year floodplain.

DISTINCTIVE ARCHITECTURE & CRAFTSMANSHIP

- Custom home by architect John Muir and builder Briston Peterson.
- 9,506 square feet arranged on just two levels, with 7 bedrooms and 8 bathrooms.
- Hand-laid stone exterior, architectural timbers and dramatic cathedral ceilings.
- Rich Sapele Mahogany flooring and Pella Reserve insulated dual-pane windows throughout.
- Four fireplaces: Great Room, Primary Bedroom, Library and upstairs guest area.
- 2022 DaVinci fire-resistant shingle roof.

GRACIOUS LIVING & ENTERTAINING

- Elegant entry opens to an inviting Great Room with fireplace, surround sound, new 75-inch television and sweeping Mt. Sopris views.
- Cozy private library with fireplace provides an intimate retreat for reading, conversation or quiet relaxation.
- Large upstairs entertainment and gathering area with surround sound and a 75-inch television expands the home's versatility for family and guests.
- Dedicated recreation room above the garage with pool table, full bar, refrigerator, sink, elegant granite countertops and 50-inch television.
- Separate bunk room with custom built-in bunks, en suite bath and built-in Alder wood closets is ideal for children, grandchildren and visiting guests.

GOURMET CHEF'S KITCHEN - THE HEART OF THE HOME

- Designed as a true gathering place and center of family life, with generous space for cooking, conversation and entertaining.
- Two Viking 36-inch four-burner ranges with griddles and hidden exhaust fans create two complete cooking stations.
- Two Wolf ovens plus a built-in microwave.
- Sub-Zero refrigeration includes a 27-inch upright refrigerator, 27-inch under-counter refrigerator, 27-inch freezer and wine cooler.
- Two Asko dishwashers and a 15-inch U-Line ice machine.
- Alder wood cabinetry, Cristillo crystal-white quartzite countertops and Mosaic Selvaggio-Crema backsplash.
- Bar sink plus a large walk-in pantry directly off the kitchen provide exceptional storage and preparation space.

1,000-BOTTLE WINE CELLAR

- Approximately 1,000-bottle capacity with dedicated temperature and humidity control.
- Limestone Coteaux Versailles flooring, vaulted ceiling and dimmable lighting create an elegant setting for a serious collection.

SCREENED-IN RIVERFRONT PORCH

- Retractable screens raise and lower, allowing the porch to be opened to the outdoors or comfortably screened as desired.
- Built-in barbecue grill, ceiling heat lamps and fans extend seasonal enjoyment.
- Glassed south wall frames beautiful views toward the Roaring Fork River.

PRIMARY BEDROOM

- Approximately 500-square-foot private sanctuary with fireplace and a beautiful domed sitting area overlooking the river.
- Walkout patio access leads directly to the sunken hot tub.
- Spa-inspired bath with Jacuzzi tub, oversized shower and Alder wood cabinetry.
- Huge walk-in closet provides exceptional wardrobe and storage space.

COMFORT FOR FAMILY & GUESTS

- Seven spacious bedrooms and eight bathrooms offer exceptional comfort and privacy.
- Second-floor guest suite includes a private sitting area wrapped in 240 degrees of windows, capturing views of the Roaring Fork River, Mt. Sopris and the surrounding colorful mountains.
- Upstairs guest area includes a fireplace, while the dedicated bunk room and multiple gathering spaces make the home ideal for extended family and guests.
- Three separate laundry rooms provide convenience throughout the residence.

RECENT ENHANCEMENTS & SYSTEMS

- Two new boilers installed in 2023.
- Five-zone HVAC system with six condensers.
- New 2022 DaVinci fire-resistant roof.
- Pella Reserve insulated dual-pane windows throughout the home.
- Brand-new hot tub.
- Central vacuum system and whole-home sprinkler system.

OVERSIZED THREE-CAR GARAGE

- Full three-car garage with 240-volt heaters.
- Excellent room for vehicles, storage and Colorado recreational equipment.

A REMARKABLE ASPEN GLEN LIFESTYLE

- A rare combination of substantial river frontage, acreage, architectural character and sophisticated guest accommodations.
- Exceptional indoor and outdoor entertaining spaces designed for gatherings in every season.
- Direct access to the Roaring Fork River and some of Aspen Glen's finest fishing.
- A true Colorado legacy property surrounded by the natural beauty of Aspen Glen and the Roaring Fork Valley.

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Exceptional riverfront living in the heart of the Roaring Fork Valley.