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155 Baranca Drive
Durango, CO 81301

Directions: From Downtown, take Florida Rd (CR 240) east about 5 miles. Turn right at the fire station onto CR 234. Go 2 miles and turn right on CR 237. Follow the main road until it almost dead ends. Take the last left on Vereda. Turn right on Baranca Dr to address. There will be signs to follow once on CR 237.

HOME FEATURES

- Mountain contemporary design
- 4BR/4.5BA with hearth room, home office and private master suite
- Walkout level with game room, wet bar and 2 bedrooms
- Open floor plan that flows into outdoor living spaces
- Optimal views from every room
- Energy-efficient and masterfully engineered

This unique Horse Gulch home is brought to you by Kogan Builders, Inc, whose craftsmanship earned them first place in the 2007 Parade of Home's \$2 million+ category. Kogan Builders, Inc worked with the owners on this mountain contemporary design to create a home that harmonizes with nature and focuses on energy-efficiency. Natural paint colors, slate flooring, and floor to ceiling windows beautifully blend the home with its gorgeous surroundings and create a feeling of being outdoors. The sunken hearth room, living area and cantilevered dining room flow together creating a comfortable, open floor plan. Located in the heart of the home is an incredible outdoor living space brightened by ambient wall sconces and a stainless steel fireplace. Supported by geometrically balanced beams and metal connections, the home utilizes structural elements as an architectural statement while careful placement on the building site minimizes the home's environmental impact and encourages assimilation with nature and wildlife.

\$1,850,000 • lot size 30 acres • 4,600 sq ft



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