



This Edgemont Highlands custom home was designed by Kevin D. Reed Architecture and Urban Design and built by Edgewood Construction. The home sits comfortably on a wooded lot with canyon and cliff views. Certified as Built Green® and Energy Star® this home is both energy efficient and comfortable to live in. A third party rater has tested and certified the house. The Hydronic heat system is designed with seven separate zones and a 95% efficient boiler with all tubes encased in concrete for the highest efficiency. The craftsmanship is beautiful throughout from the Kolbe alder wood windows to the over 2,200 square feet of random width hickory flooring. Knotty alder doors are complimented by custom milled knotty alder trim and base boards. The kitchen features Viking range and refrigerator and a Fisher Paykel two drawer dishwasher. As well the kitchen offers a raised bar top made out of hickory to match the floors. The office has a Murphy bed provided by Closets Plus. The oversized garage features custom doors. Custom steel and wood railings line the loft and stairwell which overlook the stone and log accents of the great room. To top it all off the back patio has stamped concrete creating a nice private outdoor living space. Edgewood Construction provides a quality and service that makes the building process fun and exciting.

**Directions:** From downtown, take Florida Road (County Road 240) out of town to the northeast. Approximately 3.5 miles past the Exxon take the 2<sup>nd</sup> Edgemont Highlands exit to the left (look for the giant pine cone sculpture) – this is Edgemont Highlands Drive. Right on Monarch Crest Trail. First house on right.

100 Monarch Crest Trail  
Durango

## HOME FEATURES

**Not for Sale**  
**.625 Acres (Lot Size)**  
**3,642 sq ft**

- Architecturally unique mountain home
- 3 BR/2.75 BA, plus Office, Loft, and Bonus Room
- Certified Built Green® and Energy Star®
- Premium lot with canyon views
- Private main level master wing
- Comfortable hydronic heat system with 95% efficient boiler



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