



76 Edgemont Highlands Pass  
Durango

## Home Features

Not For Sale  
1,700 Total Sq Ft

- On-demand, tankless whole house water heater
- 2 zone high efficiency furnace
- Sustainable siding materials
- Engineered wood framing materials
- Sustainable wool carpeting
- Conditioned crawl space
- Energy Star™ appliances and lighting fixtures
- Energy efficient design – passive solar, low vaulted spaces and reduced square footage
- Water efficient toilets and faucets
- Recycled products
- Environmental Stewardship Program Certified & Low VOC Cabinets
- Low VOC paints

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**K**ogan Builders presents this cozy retreat nestled in the pines on Edgemont Highlands Pass. This home was a dream come true for a first time home buyer. Kogan Builders whole systems approach to “Design Build” has earned them several awards in consecutive Parade of Homes. Last year their entry won the People’s Choice Award and was also featured in Luxe Magazine.

This Design Build process allowed this first time home buyer to build a custom home with many custom features while meeting their budget. The advantage of working with the Kogan Design Team is the experience they bring to the table. The selection process can be daunting. When you work with experts who can keep your design considerations in the forefront and your desired budget a top priority you can then enjoy the process and still have the features you want.

As soon as you open the door you are welcomed by the rich dark walnut wood floors and molding details. The open floor plan allows activity and interaction in the main rooms. The kitchen overlooks the gathering areas. The professional style appliances and custom designed cabinetry compliment the farmhouse sink and granite countertops that add a rustic elegant feel to the casual living theme of this home.

The master retreat located on the main floor has a spa like feel with custom bath features. The large window in the master bath enhances that feeling with lots of natural light and views that bring the outdoors in. A sculptural free standing tub and vessel sinks complete the luxurious feel of the master bath. Each bathroom is unique with custom designed cabinetry, tiles and fixtures. The vessel sink and the sandstone countertops in the powder room downstairs was a unique feature for this home.

This home sits perfectly on the lot and embraces the mountain feel this homeowner wanted. The blend of materials and roofline provide a custom and unique appeal to this home. KBI is also NAHB verified in green building. Please inquire about how we can build a custom, energy efficient home within your budget.

*Directions:* Take Florida Road to Edgemont Highlands Drive, turn left at the big pinecone. Turn left on Edgemont Highlands Pass.

