



This beautiful mountain home is custom built into a sloping, forested lot in Edgemont Highlands Estates by Summit Custom Homes of Durango, Inc. Presentation of this distinctive home in the 2011 Parade of Homes marks SCH's fifth year a home has been entered. SCH's previously entered homes have earned two 1<sup>st</sup> Place Judge's Awards and two 1<sup>st</sup> place People's Choice Awards.

This Energy Star<sup>®</sup> Rated home has been built to the National Green Building Standard and has achieved the Bronze Level Certified Green Building Award by the National Association of Home Builders. This translates to higher indoor environmental quality and comfort, higher efficiency in water usage and energy, directly resulting in lower utility costs for the lifetime of the home.

This home was designed for "family" and the spacious driveway approach to the 3-car garage and grand front entrance, surprisingly, provides a wonderful outdoor play area for the owner's three active children. The solid alder, 8' high, double entrance doorway, with an arched transom is flanked by natural stone columns supporting the rough sawn beamed porch roof. The first impression when entering the great room is one of awe as your eyes are drawn past the natural stone wood burning fireplace, past the natural hickory floors, through the transomed windows and out beyond the "outdoor living space" of the covered deck, to the treetops of the Ponderosa pines. The great room is open to the "gourmet chef's" kitchen with a granite topped snack bar, prep island with a Wolfe rangetop, and planning center. The cabinets to the left of the double wall ovens perform as both an appliance garage and baking center with the advantage of closing the pocketed cabinet doors to hide the chef's secrets from the guest's view. The kids love the tile floored mudroom with a bench and cubbies to stash their coats, helmets and backpacks. The master suite is a treetop view retreat with a large tiled bathroom with a steeping tub (also with a view) and a custom tiled steam shower. The lower level is the kid's place, with two bedrooms and a "secret" closet under the stairs where they can swim with the fish. The media room, with a wetbar, joins a covered patio terraced with natural stone, leading into the backyard forest.

*Directions:* East on Florida Road to Edgemont Highlands Drive. North on Edgemont Highlands Drive to Monarch Crest Trail. North on Monarch Crest Trail to address.

550 Monarch Crest Trail  
Durango

## Home Features

Appraised \$960,000 Not For Sale  
3,539 Total Sq Ft

- 4 bedrooms, 3 full baths
- 3-car attached garage with carriage house styled doors
- High ceilings with transomed clad wood windows
- Energy Star rated with a HERS rating of 60.
- NAHB Certified Green Building - Bronze level
- Super insulated and air sealed.
- Conditioned air attic with R-49 Polyurethane foam
- Conditioned crawl space with Insulated Concrete Form
- High efficiency heating & air conditioning
- Heat-Recovery Ventilation System
- Natural exterior materials: Cedar, Redwood, Douglas Fir, Stone
- Natural interior materials: Granite, Slate, Knotty Alder, Hickory

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