



2201 hyde park road



This stunning, gated, estate rests on 4+ acres of mature trees with gardens and is adjacent to 25 acres of Open Space forest land, offering both peacefulness and exhilaration. As the driveway gently winds upward, the trees give way to gardens and there, at the end, a perfectly designed home emerges, carrying the eye upward, repeating the mountain drive just travelled. Extraordinary in its blending of contemporary and traditional, this home has a pitched metal roof, gabled dormers, massive exposed timbers & trusses, interspersed stone walls and tiles, and custom iron work. The grand entryway features an impressive custom steel doorway and a cascading waterfall. Just inside the door is an intriguing





light well, that is about the size of a narrow, arched doorway. Made of a flat, honed yellow, textured stone it changes with the sun (For evening viewing or entertaining there is also a light switch!). The generous and tall foyer opens into the living room through a post and lintel entryway. Over-sized dormers and trusses, hand-troweled plaster, and built-in shelving with traditional niches are featured throughout the house... and in the living room they are accompanied by a stone fireplace and a wall of windows and doors with a view of the deck and gardens. Across from the fireplace is an open balcony and stairway, with exceptional wrought iron railings leading up to the kitchen.





The gourmet kitchen is a chef's dream and clearly designed to allow the chef to be a part of the conversation while cooking! A grand island is one of the highlights here with a nice amount of storage underneath and plenty of room on top to move with ease. A warming oven, small sink, and cooktop are all nestled onto this island. Beautiful cabinets line one wall with a pantry on one end and wine and beverage center at the other. Along the balcony wall a counter includes a large sink with sizeable prep space and raised counter for serving or casual dining. The appliances are top notch and include a side-by-side Sub-Zero refrigerator and freezer. A brick fireplace stands in the corner near the breakfast nook and outside on the dining deck another fireplace awaits along with a built-in Wolf barbecue.

The dining room is elegant with big windows, beam ceiling, and chandelier. A vast, arched wall cutout looks across a stairwell to striking built-in shelves, adding to the interest here.





The spacious main bedroom has a sitting area, kiva fireplace, and a stunning view of the surrounding forest. The bathroom is sizeable and has a lovely soaking tub, shower with built-ins, new spa, and his and hers walk-in closets. An office is conveniently located nearby and a laundry room is just down the hall. Across the hallway are two bedrooms with a full bath in between them and a deck that stretches the length of the this wing.

To the left of the living room is a $\frac{3}{4}$ bathroom, guest bedroom, good-sized den or media room, and an even bigger play room with bay windows... all with those gorgeous views.





The lower level features an exercise room that is separated from the recreation room, offering privacy to workout and a circular stairway connects it to the play room upstairs. This room is currently used as a game room, but it would be a wonderful area to write or use as an office.

The recreation room has a nice amount of space for casual conversation and a pool table for high stakes games! Here there is also a $\frac{3}{4}$ bathroom, kitchenette, bar and wine cellar. A wonderful feature awaits near the kitchenette and bathroom... an elevator to the second floor! Completing this level is a dog washing room (!) making this a space for everyone.

A short distance away there is a 3-car garage with heated RV garage (big enough for most Type A's). There is ample space here for many types of vehicles, large and small along with a substantial amount of storage for tools, camping gear, car parts, etc. Above the garage is a sweet, private, one bedroom, $\frac{3}{4}$ bath guest suite with a kitchenette.

The outside is just as thoughtful as the inside with decks, porches, and patios overlapping lush fruit trees, aspens, gardens, and a tranquil Koi pond that centers all of the gardens around it.





2201 HYDE PARK ROAD

MLS #202503025

\$2,575,000

Clearly designed for fun and entertainment, meditation and renewal, this home brings the spectacular outside in with alluring views in every window. With 25 acres of Open Space adjacent to it, this is a unique and extraordinary property to behold... quite simply, a little piece of heaven right here on earth. Enjoy the view!

DOUGHERTY

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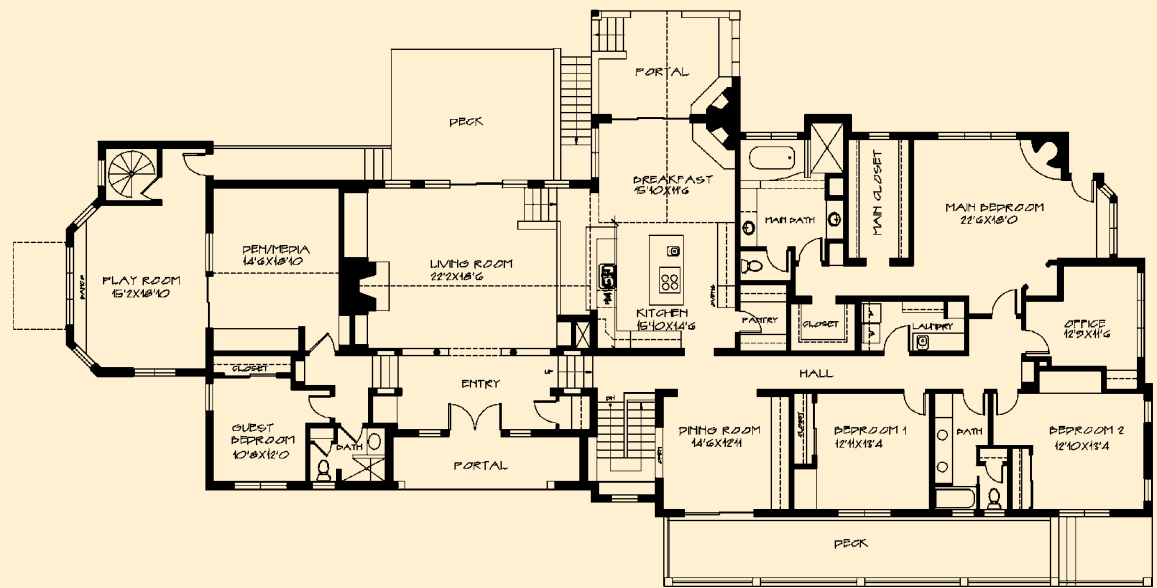
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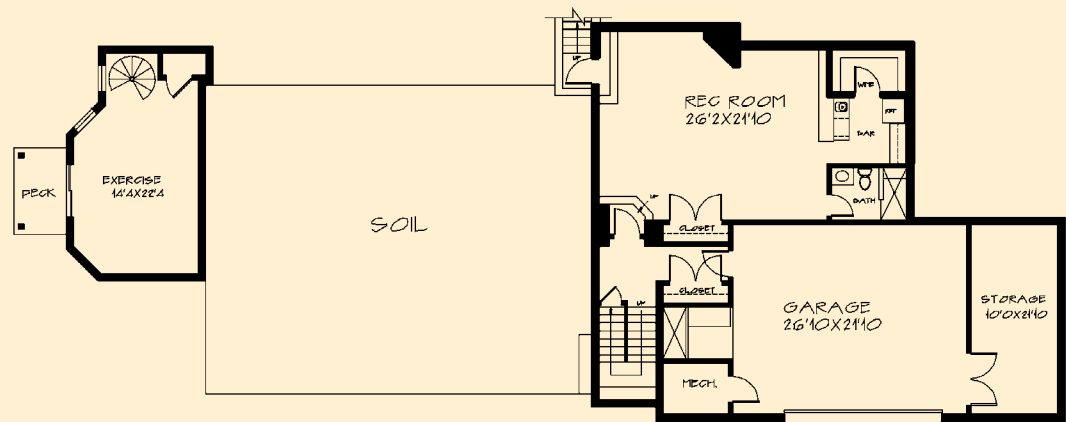
expect more.

UPPER LEVEL



MAIN HOUSE FLOOR PLAN

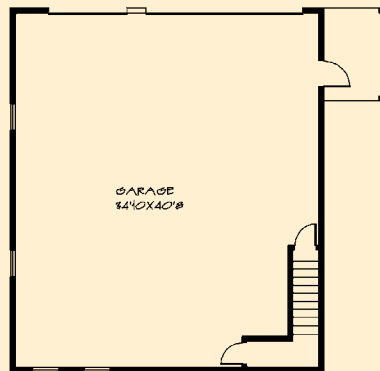
LOWER LEVEL



UPPER LEVEL



LOWER LEVEL



FREESTANDING 2ND GARAGE & RV STORAGE PLUS UPSTAIRS GUESTHOUSE

2201 HYDE PARK ROAD

Main House: Approx. 5,962 sq. ft.
Split level with Interior Steps
Bedrooms: 4
Bathrooms: 2 Full, and 2 ¾
Attached Garage with storage
1,002 Sq.Ft.

Detached, Heated Garage & RV Garage
(1,506 sq. ft.) with 2nd floor Guest Suite
(935 sq.ft.) which includes Kitchen,
Bedroom, and ¾ Bath

Total Acres: Main House, 4.26

Sewage: City

Water: City + 10,000 Gallon Cistern

Construction: Frame & Stucco

Cooling: Central Refrigerated, Ductless

Heating: Radiant Floor,
Guest House has a room unit

Security Features: Fire and Smoke
Alarms, Alarm, Gated,
Security Lights, Security System,
Smoke & Heat Detectors

Other Features include: Wet Bar, Wine Cellar,
Irrigation, Sprinkler, Drip Systems, New Spa,
Playhouse, Green House

Projected Real Estate Taxes: \$17,856.77
(Based on Listing Price)

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