



**140 Twilight
Trails Circle
Durango, CO**

Home Features

**\$1,075,000 - including Lot
3,444 Total Sq Ft**

- 1.5 Acre lot (irrigated) suitable for horse pasture
- Five minutes North of Durango City Limits
- 4 Bedrooms, 3 ½ Baths
- Huge game room with kitchenette above garage
- View Deck, roofed over the hot tub area
- Energy Star Certified with a targeted HERS rating of 68
- National Green Building Standard Certified – Bronze Level
- High efficiency heating & air conditioning
- Windows: Energy Star, Hurd H3, Low E, Aluminum Clad, wood trimmed

Set among the ponds and bridle paths of the horse-friendly Twilight Trails Estates, this beautiful craftsman-styled contemporary home accommodates an active family.

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

As you enter the Foyer, with our signature Kid's Nook to be discovered, your eyes are drawn past the grand staircase through the Great Room, to the red rock cliffs of the Animas Valley. The great room with stone faced wood burning fireplace, has a soaring wood paneled ceiling with a wall of arch topped glass and French doors which leads to the expansive deck for hot-tubbing and barbeques. The gourmet Chef's kitchen, with a granite-topped island and snack-bar, features a pantry / baking center, with butcher block countertop and doors to hide the cook's mess when the guests arrive. The rustic textured natural hickory floors, blend with the custom, knotty alder cabinetry, doors, and trim.

Not one... but two, master bedroom suites. One on the main level with a linear flame gas fireplace and French doors leading to the hot tub sheltered by the covered deck, and one suite upstairs with views of the red rock cliffs. Little toes won't shiver on the radiant heated bathroom floors. The huge game room, with kitchenette over the garage features a raised ceiling, just in case the kids vote for a ping pong table, instead of billiards or air hockey.

Presentation of this distinctive home in the 2013 Parade of Homes, marks the seventh year of home entries for SCH. Previously entered homes earned four 1st Place Judges Selection Awards and three 1st Place People's Choice Awards.

Come visit this home and experience the beauty and serenity of this private community.

DIRECTIONS: Travel North from Durango on Highway 550. Turn Left (North) on County Road 203. Drive exactly 3.0 miles and turn right (East) into Twilight Trails Estates to 140 Twilight Trails Circle.

 **Summit Custom Homes**
of durango, inc.

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