

# MORNINGSTAR

ASPEN ✦ COLORADO





D I S C O V E R Y



P R O X I M I T Y





The Independence Pass area has long been the quiet side of Aspen. While growth went west to Highlands and Snowmass and down valley toward Basalt and Glenwood Springs, the road to the pass remained relatively undiscovered. A few modern pioneers have created homesteads along this run of the Roaring Fork, but between the 320-acre North Star Preserve, Forest Service, and Bureau of Land Management properties, coupled with the steep topography of the pass, private ownership of land is rare.

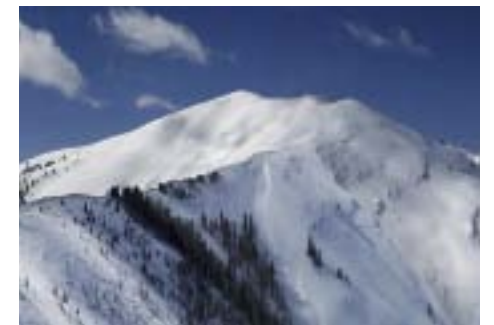
The folks along this part of the river are passionate about their land. It's the perfect place. Aspen and all it has to offer is just a few minutes away, yet the property is secluded and quiet, surrounded by wilderness and out of the path of the activity down valley.

In this golden corridor, Morningstar is itself an island, surrounded on all sides by constraints that can only protect its assets and increase its value. North Star Preserve to the west is a mountain playground created by Pitkin County as a recreational resource. To the east is U.S. Forest Service land. On the northern boundary are the graceful flows of the Roaring Fork River, and rising some 5,000 feet above the property to the south are Shimer and New York peaks.

From the deck of the founder's cabin we've chronicled an encyclopedia of Rocky Mountain flora and fauna. Deer, elk and an occasional bear migrate through Morningstar. Fox, squirrels and chipmunks are ever-present neighbors. And the property is a botanical wonderland, from the vast stands of native aspens to the ever-changing kaleidoscope of wildflower colors that blanket the ground every spring. Views are a visual feast. Each of the four seasons is a fresh panorama of nature, and picking a favorite is almost impossible.



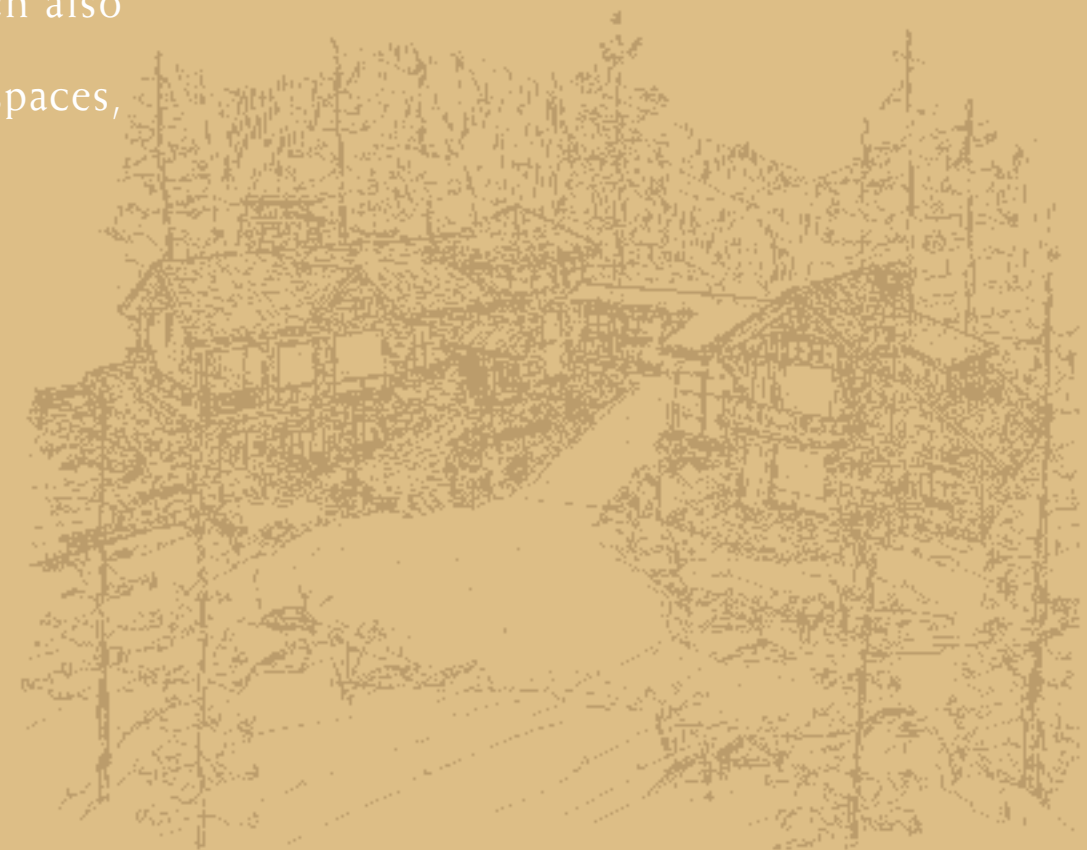
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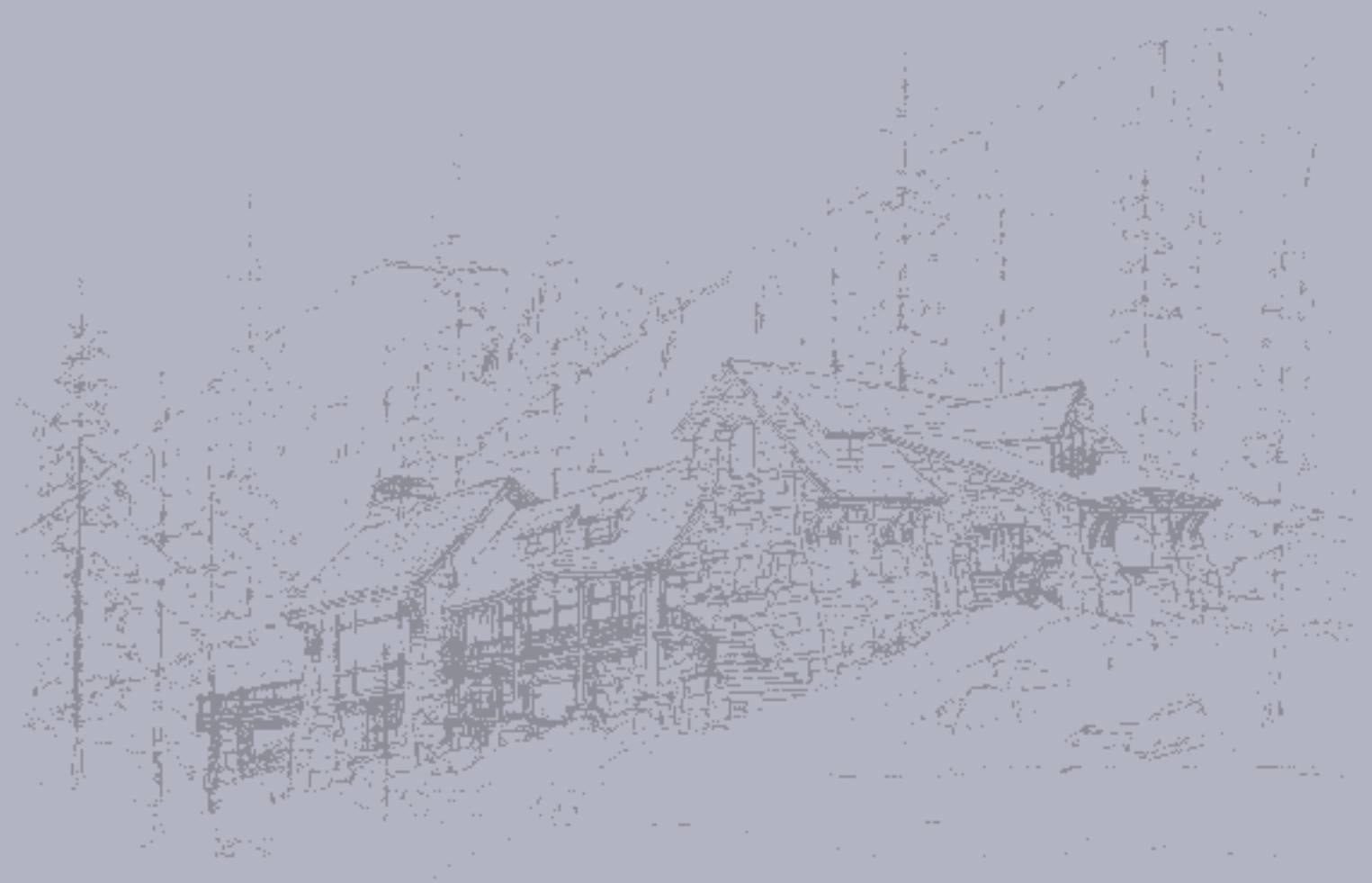


## T H E   P R O P E R T Y

Morningstar embraces approximately seventeen acres along the southern bank of the Roaring Fork River. The property is apportioned among just six luxury mountain estates. Each home site is unique in its orientation, topography, views and vegetation. Preservation of every facet of the natural context sets the criteria for siting the homes and aligning the private road serving them, which also connects the homes to the Lodge, river's edge and open spaces, the shared treasures of Morningstar.



Morningstar's eastern edge is several hundred feet of Roaring Fork River frontage. Ownership of the river's banks in and around Aspen is a rare occurrence, and the families of Morningstar will lay claim to a special stretch of the river. Fly-fishing in the Roaring Fork is as good as it gets, and planned improvements will make it even better.





T H E   R O A R I N G   F O R K

R E C R E A T I O N





Morningstar is surrounded by the world's most coveted mountain vacation destination, Aspen and the Roaring Fork Valley. But Morningstar is also a resort within a resort. Fishing, hiking, climbing, biking, snow-shoeing and cross country skiing are but a few of the recreational pleasures available just outside each front door.

Added to the natural and environmental riches of Morningstar is the wonderful historic structure previously known as the A.R. Smith cabin. The new Lodge at Morningstar expands this rustic cabin in the meadow just beyond the Bridge. The cabin dates from Aspen's transitional period between its days as a thriving mining town and its rebirth as a world-renowned mountain resort. It was built by Reverend Albert R. Smith, one of the intrepid settlers who believed in Aspen's future as an outdoor recreational mecca and who worked hard to make it happen.





T H E   H I S T O R I C   C A B I N

## T H E   L O D G E   A T   M O R N I N G S T A R

The restoration of the historic cabin and its expansion into a private Lodge provides a wonderful and exclusive gathering place for Morningstar's residents. It's a place to accommodate guests and host parties, dinners, meetings and charitable private events. Spacious outdoor patios, barbeque, and year-round hot tub enhance the entertainment possibilities. The Lodge is also the planned home of Morningstar's caretaker.





The Lodge at Morningstar facilities and amenities include:

- ◆ Two luxurious guests suites
- ◆ Gourmet catering kitchen
- ◆ Living/Dining/Bar
- ◆ Meeting/Conferencing
- ◆ Outdoor entertainment venues
- ◆ Caretaker's unit





DESIGN VOCABULARY



STONE



WOOD

D E S I G N   V E R N A C U L A R





*This presentation of Morningstar represents our vision for this special place. Much of what is depicted here is or will be under construction, and the designs and improvements shown here represent our current plans. In the course of making the improvements and constructing the homes shown herein, some aspects may be revised. We must reserve the right to accommodate such circumstances but always with the commitment and conviction that the overall vision will not be compromised.      Photography ©2003 Alex Irvin*

# THE HOMESITES

AT MORNINGSTAR ✦ ASPEN COLORADO

C O T H E L S T O N E M A N O R



## C O T H E L S T O N E   M A N O R

Located at Morningstar's highest elevation, Cothelstone Manor is a 2-acre home site full of mature Aspen trees. The property's topography allows a home that reaches above the treetops and embraces the mesmerizing views to New York peak and Independence Pass. Cothelstone Manor is approved for a home of 8,250 square feet.





## BELLEVUE LODGE

Bellevue Lodge is a 2.2-acre parcel full of firs and large Aspens. A dramatic entry off of Popcorn Lane leads to the home that commands wonderful views up valley to New York Peak and Shimer Peak. Bellevue Lodge is approved for a home of 8,250 square feet.



B L A C K D I A M O N D



## B L A C K   D I A M O N D

Black Diamond is one of Morningstar's largest home sites. The 1.65 acres are located gently up slope of the Roaring Fork. Views are equally dramatic both up and down valley. Black Diamond is approved for a home of up to 7,500 square feet.





## W I L D W O O D

Wildwood is the most intimate and secluded of Morningstar's sites. Heavily treed, high on Morningstar's slopes and bisected by Popcorn Creek, the Wildwood parcel is a prime corridor for wildlife. Views are both up and down valley. The Wildwood parcel, which is reserved, consists of 1.5 acres and is approved for a home of 4,600 square feet.

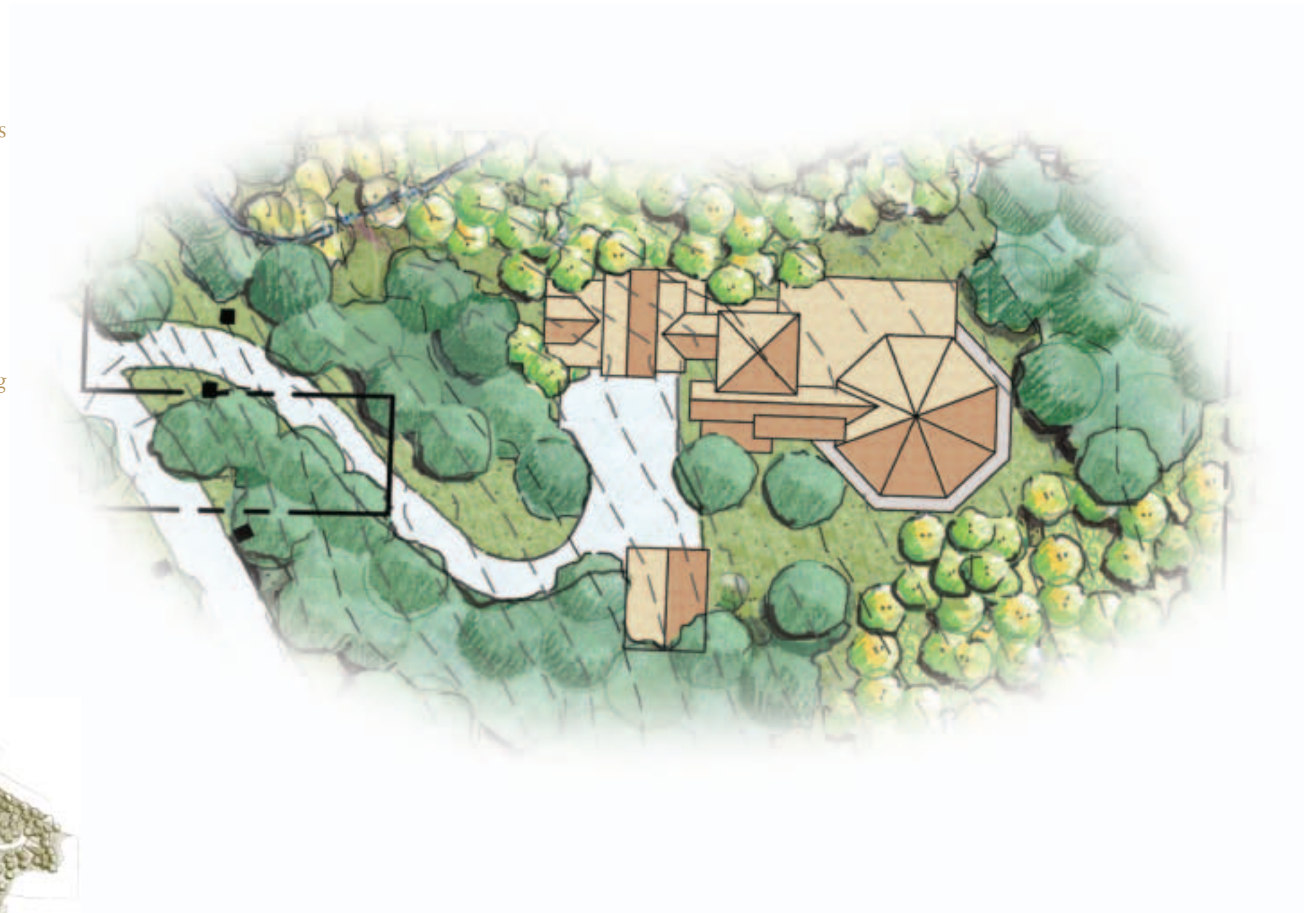


M E A D O W O O D



## M E A D O W O O D

Meadowood is a 1.4-acre site in the center of Morningstar. It is relatively level and full of old growth evergreens and mature Aspen trees. Meadowood has easy access to the Lodge and river's edge and commands beautiful views up valley and of the surrounding woods. Meadowood is approved for a home of 8,250 square feet.





## M C F A R L A N E

McFarlane is located just above the river plain within a grove of Aspen, large pines and scrub oak. The views to the river are fantastic and McFarlane will also look up valley to Independence Pass. The stewards of this 1.35-acre site plan a home of 8,250 square feet.





## R I V E R   B E N D

River Bend draws its name from its prime position on the banks of the Roaring Fork. It is a flat and gentle parcel and offers the joy of living on the river's edge. The 3-acre site is planned for a home of 10,750 square feet.

