



103 Arapahoe Court | Lyons



NEIGHBORHOOD & EXTERIOR FEATURES

- This is one of the nicest parcels in Pinewood Springs. Enjoy over an acre of mitigated land with native grasses and seasonal wildflowers continuously blooming. The neighborhood deer love to hang out on the property year round, nearly every morning and evening. Local bull elk are seen walking around the property throughout the winter months as they come down the mountain to graze.
- Propane lines in garage (above eastern bay in middle) and outdoor patio (under sliding door) for garage heater hook-up in garage and grill hook-up on patio.
- The Little Thompson River is directly below the property on the other side of Kiowa. You can hear the roaring river from the front deck throughout the spring and summer. There is a private swimming hole called “the Tubs” where residents can picnic or take a dip in the river during the right time of year.
- The community is as social as you want it to be. Enjoy your solitude or connect with neighbors at seasonal driveway neighborhood happy hours. The Fourth of July Pinewood Springs parade starts on Kiowa below the property, you can enjoy from the beautiful lower level of the yard.
- Oversized 3-car garage with 2 bays with 8’ wide door and 1 bay with 9’ wide door. Double insulated garage doors.
- Exceptional views from nearly every window. You will never miss a sunset from the large outdoor deck. Evening walks down to the Tubs and Crescent Lake are a great way to unwind after a long day.
- Pinewood Springs Water Department, Pinewood Springs Fire Department, and Pinewood Springs Road Department which plows after every snowfall. These are unique conveniences that lessen the worries of mountain living.
- This home features high-wind and triple insulated garage doors and a seamless metal roof, as well as fire-resistant cement board siding. The garage has a 220 V for electric chargers.

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NEIGHBORHOOD & EXTERIOR FEATURES CONTINUED

- There is a custom dog run with protective fencing on the lower level of the home.
- HOME IS FIRE RESISTANT due to metal roof and Hardie Board cement siding, Trex decking and gravel around entire home w/circular driveway 10"

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INTERIOR FEATURES

- Absolutely stunning interior design with walls of light-filled glass to capture both sunlight and views of surrounding forest.
- The home has radiant in-floor heat, a recirculating hot water system, whole-home water filtration system, and heat exchange.
- Wide plank engineered wood floors on main level
- Indoor climate is kept at a comfortable temperature thanks to an LG mini split-system with both heat and cooling capabilities, and a German wood burning stove.
- The island kitchen features top of the line Jenn-Air appliances, quartz counters, and Restoration Hardware fixtures throughout. Custom Jenn Air hood with heating - vent in kitchen ceiling is additional venting point JennAir custom touch screen stove with built in griddle.
- Gorgeous primary bedroom with custom gas fireplace with remote control and custom stone & douglas fir mantel, spa-like bath with steam shower with touch screen technology, under-cabinet lighting Huge walk-in closet with built-in dresser w/ marble.
- Custom lighting throughout the home including stairway lighting throughout, dimmable light switches (must hold up or down to dim (kitchen, primary bedroom) Five Custom fans in all 4 baths and laundry - Blue light is automatic venting, orange is manual on/off)
- Real oak hardwood stairs stained to match engineered floors.
- Spacious loft with additional living area, storage closets and guest bedroom with custom large soaking bathtub in loft bathroom

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INTERIOR FEATURES

- Doors and blinds are all custom including 9' doors throughout home
- 5 custom built barn doors
- Under vanity bathroom lighting throughout.
- Heated floors on all 3 levels with Zones controlling each space
- Under the lower level flooring is finished concrete flooring.
- The home is smart-wired throughout with a hub in the lower level.
- Dramatic vaulted ceilings and a large upstairs loft create great open space with lots of opportunities
- Downstairs room may be used as a 3rd non-conforming bedroom or bonus workout or craft space. Finished concrete floors under current black flooring
- Lower level room has built in panel/hub housing all smart home wires (internet, TV, satellite etc) House satellite providing free cable to all cable jacks TV wall wired rooms (master, loft bedroom, lower bedroom, main living space (behind grizzly bear canvas)
- Custom triple locks in front door and patio glass door (must pull up, release, and THEN lock)
- Custom Sierra Pacific windows with custom window coverings throughout home (made by Innovations in Louisville)
- 4 mini-splits with heat and AC Heat Exchange system in mechanical room provides 24/7 fresh air to lower level ("replacing need for radon mitigation system" - buyer to verify)

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Upgrades / Costs

This does not include other upgrades such as custom made barn doors throughout, quartz in every bathroom, laundry room, master closet, custom tile work in 3 bathrooms, triple lock custom exterior doors, 9'ft interior doors etc. We also have every home document you can imagine, manuals, surveys, design plans, building docs, completed permits.

UPGRADES WHEN BUILT

1. Radiant in-floor heating and Recirculating hot water system \$47,000
2. Cement board siding (hardy board) 35% more than wood siding and Fire resistant
3. Sierra pacific windows \$35,000 upgrade
4. High winds and insulated garage doors \$16,000 upgrade
5. Split system AC and heat LG units. \$37,000
6. Wood burning stove \$16,000 including piping (from Germany) Gas burning fireplace in primary \$15,000
7. Up lights in the ceiling \$3000
8. Appliances - all Jenn-Air top of the line
9. Pinewood springs water tap \$38,000, \$55,000 now
10. New for three bedroom home septic \$38,000
11. Steam shower in master bathroom. \$ 7,300
12. Whole house water filtration system. \$5,000
13. Finished concrete floors under the current flooring in the walkout basement bedroom that's currently set up as a gym.
14. Roof was \$58,000 15. Insulated garage floors
16. Double insulated garage doors
17. Triple locks on doors
18. Restoration Hardware shower hardware in ALL bathrooms

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RECENT UPGRADES (LAST 24 MONTHS)

New Hot Springs Salt water hot tub added in 2022 (Cost \$18,000)

All new gravel on property driveway Painted the entire interior

Caulked all bathrooms around quartz and walls Installed exterior garage door code / opener Fire mitigated the entire property - removed trees etc.

Upgraded interior lights throughout Custom wallpaper in main level powder room

Window coverings

Lower level raised garden bed w/organic soil Planted wildflowers / seeded entire meadow

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**COLDWELL
BANKER**

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UTILITIES AND INTERNET ACCESS

ELECTRIC: PVREA

<https://pvrea.coop/>

PROPANE: Leased from Polar Gas. Latest billings are for \$2037 over a 15-month period (4/23 to 7/24)

WATER: Pinewood Springs

<https://www.pswd.com/>

SEPTIC SYSTEM: Permit Number 16-HSEP0058

1250 gallon - 3 compartment tank - Design Capacity: 3 bedroom

Inspected 7/16/2024 and Pumped out - Acceptance Letter will be completed before closing

TRASH:

One Way Trash \$81 every quarter/3 months

<https://onewaytrash.com/>

Waste Management also services the area

<https://www.wm.com/us>

MAIL: Mailbox at entrance of neighborhood. Key locked - 2 keys provided

INTERNET: XBar 7 Communications

<https://www.xbar7.com/>

(Equipment still in property and ready for the next owner if they choose this provider)

PROPERTY INSURANCE PROVIDER: State Farm Insurance \$3,184 annual cost

PROPERTY TAXES: 2023: \$6410.38

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INSURING MOUNTAIN REAL ESTATE

Obtaining homeowner's insurance in Colorado has become more complex, and more expensive. That dynamic is happening across the country as insurance companies have had to navigate more disasters in a changing climate. Larger, well known insurance companies may not be the best fit for rural properties in Colorado. We stay in touch with numerous companies and agents who specialize in mountain and rural insurance in our region and we try to assist buyers with their search to help them find the right insurance company.

The following companies are currently providing insurance on rural properties in our area. Rates and terms may vary.

Sarah Lucero – Risk Management
Partners
303.463.9800

Bolder Insurance
720.378.2621

Megan Walsh – JWR Insurance Group
970.401.8140

Catherine Davis – Allstate Insurance
303.665.0585

Greg Lind – Farmers Insurance
720.448.6329

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LYONS, COLORADO:

Lyons, Colorado sits in the shadow of Longs Peak nestled below the iconic Steamboat Mountain. It is known as the Double Gateway to the Rockies due to its location at the intersection of Highway 7 and Highway 36... both routes to Rocky Mountain National Park and the Estes Park region. This location offers a spectacular landscape with two river canyons and the confluence of the North and South St. Vrain rivers. Residents treasure their outdoor spaces and all the recreational opportunities in the surrounding parks, Boulder County Open Space and dedicated trails like Picture Rock, Antelope Trail and Hall Ranch.

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LOCAL SCHOOLS:

The schools in Lyons are highly rated and known for providing a caring, small town educational experience that can be harder to find in larger communities. The public schools are part of the St. Vrain School District. [Lyons Elementary School](#) is often celebrated for its sweet and inspirational atmosphere that is incredibly well-supported by the Lyons Community. [Lyons Middle/Senior School](#) is a small, blended school that covers 6th-12th grades. Early learners can enjoy a Montessori-prepared environment at [Lyons Valley Preschool](#).

LYONS REGIONAL LIBRARY:

The Lyons Regional Library is a brand new, beautiful community-centered facility that is located downtown. The Library strives to provide access to quality resources and programs that will fulfill educational and cultural needs for the entire community. *(Photo courtesy: Lyons Regional Library)*

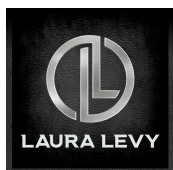
Website: <https://lyons.colibraries.org>



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LYONS HISTORY:

The first settlers of Lyons included the Native American Ute and Arapaho tribes. Additionally, the Shoshones, Pawnee, Cheyenne and Crow tribes were known to have hunted through the valley. E.S. Lyon and his wife came to the region in 1880 from Connecticut. The town was platted, named after Lyon and became incorporated in 1891.

Lyons became a quarry town due to all of the sandstone in the hills nearby. Those quarries were a booming business that brought the railroad to town. Sandstone was shipped on this system as far away as Chicago and New York. Several quarries remain active today and provide the beautiful stone for some of Colorado's most iconic buildings, sidewalks and other projects. You can see Lyons' famous stone in many of the beautiful buildings on the campus of the CU Boulder.

Residents are encouraged to learn more about the history of Lyons by visiting the Lyons Redstone Museum in the summer. The museum has been closed due to COVID-19, but you can enjoy a "walking" tour from the comfort of your couch by clicking here: <https://theclio.com/tour/910>

LYONS FIRE PROTECTION DISTRICT

The greater Lyons community is served by a very robust fire department that is a blend of paid firefighters and volunteers. The department prides itself on their quick response and trained, skilled and very dedicated members. In addition to continual training, the fire department has two fire stations and maintains a fleet of firefighting apparatus. The fire department is also a core member of the community, providing preparedness and public information.

Website: <https://www.lyonsfire.org/>



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NASHVILLE OF THE ROCKIES: THE MUSIC SCENE

Lyons is a little town with a big sound. Home to [Planet Bluegrass](#), the festival grounds that bring world class musicians and thousands of fans into the community every summer for [RockyGrass](#), [Folks Fest](#) and a number of other seasonal concerts and festivals. The owners and producers behind Planet Bluegrass also manage the [Telluride Bluegrass Festival](#) from their offices in downtown Lyons.

Festivarians spend warm weekends soaking up the sun while enjoying the St. Vrain River which meanders through Planet Bluegrass. Local and visiting concert-goers sit on the grass in front of the main stage with scenic Steamboat Mountain as the dramatic backdrop.

Musicians and artists have been drawn to the beauty and vibrant creative lifestyle that is very unique to this small town. Music is a strong cord in the fabric of the Lyons community. If you wander downtown in the evening, you might catch live music in local restaurants or a circle of friends playing their guitars and mandolins. Living near downtown means walking or hopping in your golf cart to take in a summer concert in the park or sit with a crowd of 5,000 to see world-class musicians on the main stage at Planet Bluegrass.

(Photo courtesy: Planet Bluegrass)



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COMMERCIAL BUSINESSES IN LYONS:

Lyons has many creative, independent businesses including shops, galleries, restaurants, breweries, distilleries and many services. For a complete list, visit the Town of Lyons website or the [Lyons Chamber of Commerce](#). Better yet, walk down Main or High Streets and grab a latte at the [Barking Dog](#), have tacos at [Mojo](#), pizza at MainStage Brewery, some BBQ at [Smokin Daves](#) or enjoy a delectable dinner at Lyons newest gourmet offerings, [Marigold](#) and [Farra](#).

You won't need to leave Main Street when doing your holiday shopping. The downtown district is home to [Western Stars Gallery](#), [Red Canyon Art](#), [Uniquely Lyons](#) and [Gatherings of a Lifetime](#). Main Street is anchored by the beloved [St. Vrain Market](#) which offers high quality groceries, meats and delicious sandwiches, bakery goods and prepared meals.

Lyons is also home to the original Oskar Blues Brewery which was the pioneer of craft beer in a can. In the spring of 2021, a new brewery, [MainStage](#) offers outdoor seating and live music. Lyons is also home to the country's first Tiny Home Resort, [WeeCasa](#). The [A-Lodge](#) is a small and charming motel that was just remodeled and opened a beer garden that features food trucks and live music.



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Lyons has always inspired creativity and that is evident in the many unique and pioneering businesses that thrive in this community. The business community continually provides sponsorships and support for other recreational events like the [Old Man Winter Rally](#) and Community Foundation Hootenanny in the summer! The commercial district along Main and High Streets also provides the backdrop for the annual Halloween Parade and Parade of Lights.



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PRIMARY NONPROFITS SUPPORTING LYONS:

A healthy and dedicated philanthropic energy in Lyons has helped to create numerous charitable pursuits, a thriving PTO and Booster Clubs as well as the creation of two non profit organizations that provide human services and cultural enrichment to the community.

[LYONS EMERGENCY ASSISTANCE FUND \(LEAF\)](#): provides safety net services to residents in the greater Lyons region. This includes a food pantry, basic needs, Lyons Meals on Wheels and Mental Wellness services.

[LYONS COMMUNITY FOUNDATION \(LCF\)](#): provides support to other nonprofits (including LEAF) as well as scholarships, funding for cultural events, art installations and many other programs to inspire positive impacts to the community. LCF has also provided grant programs after natural disasters and the 2020 pandemic.

Residents are encouraged to volunteer and donate to these organizations to continue the spirit of giving in the community. *(Photo courtesy: LEAF)*



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