



HERITAGE HOME

ON RED MOUNTAIN, THE HOME
OF ASPEN'S MODERN DAY
FOUNDERS HITS THE MARKET.

"IT FEELS LIKE YOU'RE
LIVING IN NATURE
WHEN YOU'RE INSIDE."

—COLTER SMITH

A view to a thrill! Amid the seclusion of 11.8 private acres, the two-story windows in the Erickson Ranch Border House's Great Room afford views of Aspen Highlands, Castle Creek, Snowmass, and Mt. Sopris to the south and White River National Forest to the north.

Red Mountain, with its proximity to town and unobstructed views of the area's surrounding peaks, is undeniably one of Aspen's most sought-after addresses. But in this high-mountain hamlet, where real estate sales routinely break records, true wealth is measured by two metrics: privacy and legacy.

Enter the historic Erickson Ranch Border House. The

6,400-square-foot Harry Teague-designed home was once owned by Elizabeth and Walter Paepcke, founders of the Aspen Institute and—through their vision, philanthropy, and spirit—modern day Aspen. The home, the 11.8-acre lot on which it sits, and the 51 additional acres of land shared with just three other families combine to tell the story of Aspen and its connection to

nature. "Even by Red Mountain standards, this home is extremely private," says Aspen Associates Realty Group broker and born-and-reared local Colter Smith of the \$23.5 million home. "I can't even remember the last time something sold on Red Mountain that was over five acres."

The seven-bedroom, five-and-a-half bathroom wood, stucco, metal, and glass structure has

been in the Paepcke family since the 1950s, and features banks of voluminous two-story windows in an elongated layout that blur the lines between the home's indoor and outdoor spaces. "It feels like you're living in nature when you're inside," says Smith. "I don't think anything could better capture the Paepcke's idea of Aspen than that." ericksonranchaspen.com ■

ASPEN SNOWMASS LUXURY. ALPINE REAL ESTATE.



Castle Pines \$10,500,000



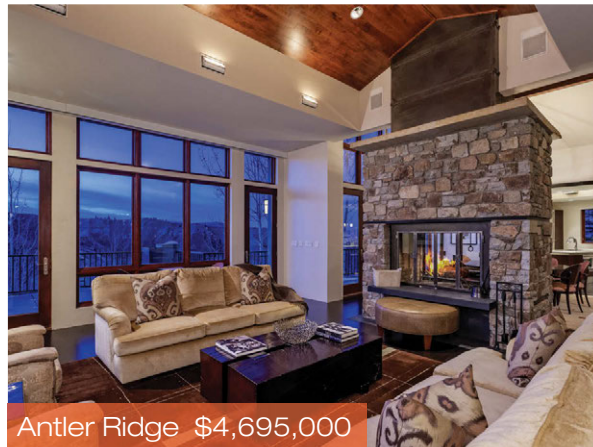
Chateau Two Creeks \$9,600,000



Cascade Lodge \$9,250,000



Mountain Crest Hidden Luxury \$7,950,000



Antler Ridge \$4,695,000



Deerbrook \$3,495,000

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