

ASPENPEAK



Aerin Lauder

THE STYLE ICON REFLECTS
ON ASPEN'S NATURAL CHARM
INTERVIEW BY MICHAEL KORS

FOODIE FILE

TOWN'S TOP TASTEMAKERS DISH
ON THEIR FAVORITE PLACES TO DINE

River Reunion

PETE MCBRIDE & ANDY MILL ON
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ARTISTS **TERESITA FERNÁNDEZ**
& **MARINA ABRAMOVIĆ**
SHARE THEIR MOUNTAIN MUSES

penthouse, please!

ASPEN'S LUXURY PENTHOUSES GIVE NEW MEANING TO LIVING THE HIGH LIFE.

BY LINDA HAYES

Think penthouse, and images of towering high-rises with killer city views spring to mind. Impressive, but slightly removed from the vibrant communities they overlook. Yet, as anyone who has ever spent time in this little mountain town well knows, Aspenites like to do things differently. And that extends to the recent penthouse trend in luxury real estate within the downtown core.

"Our buyers come from all over the world," says Carrie Wells, a broker with Coldwell Banker Mason Morse Real Estate (970-925-7000; coldwellbanker.com), who was responsible for the \$7.5 million sale of the 3,049-square-

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PHOTOGRAPHY BY MICHAEL BRANDS WITH MOUNTAIN HOME PHOTO. COURTESY OF RELATED COMPANIES

The Viceroy Snowmass is topped with four peaceful, inviting penthouses, each large enough for a family.



LEFT: This penthouse at 625 East Main includes a stone terrace with stunning views. BELOW: Renderings of downtown's coming Block 99 development.

“With the current zoning code, penthouses are a rare commodity. They’re in demand.”
—CARRIE WELLS

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foot third-floor West Penthouse at 625 East Main Street, a mixed-use commercial building on the site of the former Stage 3 Theater. “They’re looking for something larger and higher-end than a condo: a single-family home in the core with all the criteria, like being able to walk to dinner. With the current zoning code, penthouses are a rare commodity. They’re in demand.”

The penthouse at 625 East Main Street was designed by Aspen-based David Johnston Architects (970-925-3444; djarchitects.com), which has completed several new downtown penthouses as well as many upscale residences in the area. “While there are similar components, designing this type of smaller luxury residence is quite different from designing a house,” Johnston says. “You have to think more about surrounding buildings and consider the urban lifestyle in terms of the entire unit.”

The interior of the three-bedroom, 2,819-square-foot East Penthouse—also part of Johnston’s 625 East Main Street project and currently on the market for \$5,995,000—is representative of the site’s contemporary style. It features a combination of cedar siding, limestone veneer, copper detailing, glass railings, and lift-and-slide windows and doors, which open to

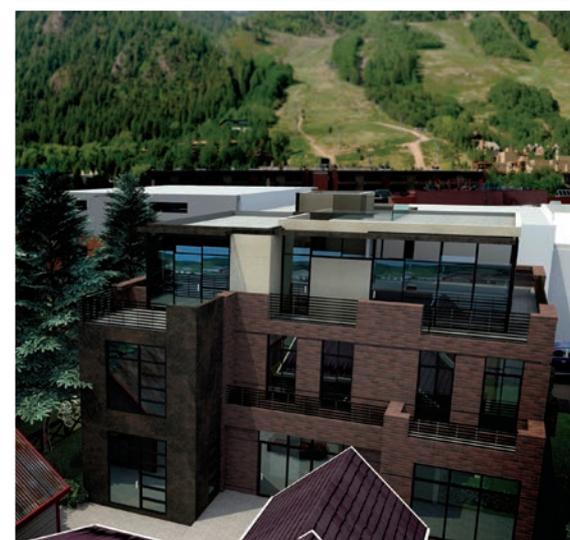
views of Aspen Mountain, Independence Pass, and Red Mountain. A stone terrace with a built-in stainless-steel grill and a wood-burning fireplace extends living space outdoors.

Barbara Mullen, ASID, of Caroline Edwards Inc. (970-920-3331; carolineedwards.com), and her husband, Richard, were responsible for the interior finishes, which include wide-planked European white-oak floors and natural slab stone countertops. She also created a flexible furniture plan for the loftlike space and filled it with colorful furnishings and art.

Block 99, also set in the downtown center and just a block away from the new Aspen Art Museum, is a mixed-use project on a 6,000-square-foot East Hopkins lot that includes a pair of historic 1890s miner cabins. Part of the redevelopment planned by Austin Lawrence Partners (970-920-4988; alpaspen.com) in conjunction with Aspen’s Historic Preservation Commission and the City of Aspen, the building includes a 2,487-square-foot residential penthouse.

“There’s excitement about getting back to the core and creating new energy in town these days,” says Jane Hills, principal and executive vice president of Austin Lawrence. “The Block 99 penthouse

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PHOTOGRAPHY COURTESY OF STEVE HUNDINGER (625 E. MAIN ST.); RENDERINGS COURTESY OF OZ ARCHITECTURE, DENVER (BLOCK 99)



“The Block 99 penthouse will be part of a project that will help revitalize and bring diversity to [downtown].”

—JANE HILLS

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will be part of a project that will help revitalize and bring diversity to [downtown].” In addition to a flexible two-story floor plan, the three-bedroom penthouse will feature a rooftop entertaining area with 360-degree views and modern finishes. Construction is scheduled to begin in late fall. The property is currently offered at \$6,687,500.

The penthouse concept translates in the resort arena as well, and the Viceroy Snowmass in the Snowmass Base Village is the perfect example. LEED Gold Certified for sustainable design, construction, and overall environmental stewardship, the resort’s collection of ski-in/ski-out residences is topped with four seventh- and eighth-floor penthouses designed by Jean-Michel Gathy, principal of Denniston International Architects & Planners (603-2031-3418; denniston.com.my) in Kuala Lumpur, Malaysia.

Gathy completed the Viceroy’s public spaces as well, and while they are ultramodern (the LED-lit, 87-foot-long glass-topped bar in the Eight K restaurant is a signature detail), the penthouses possess a completely different feel. “The public areas have a good energy; they’re fun,” Gathy says. “The penthouses are large, which means there are

often families with kids staying there. They need to be a peaceful, inviting environment, especially when coming in from the outdoors. We used peaceful autumn tones in the design for that purpose.”

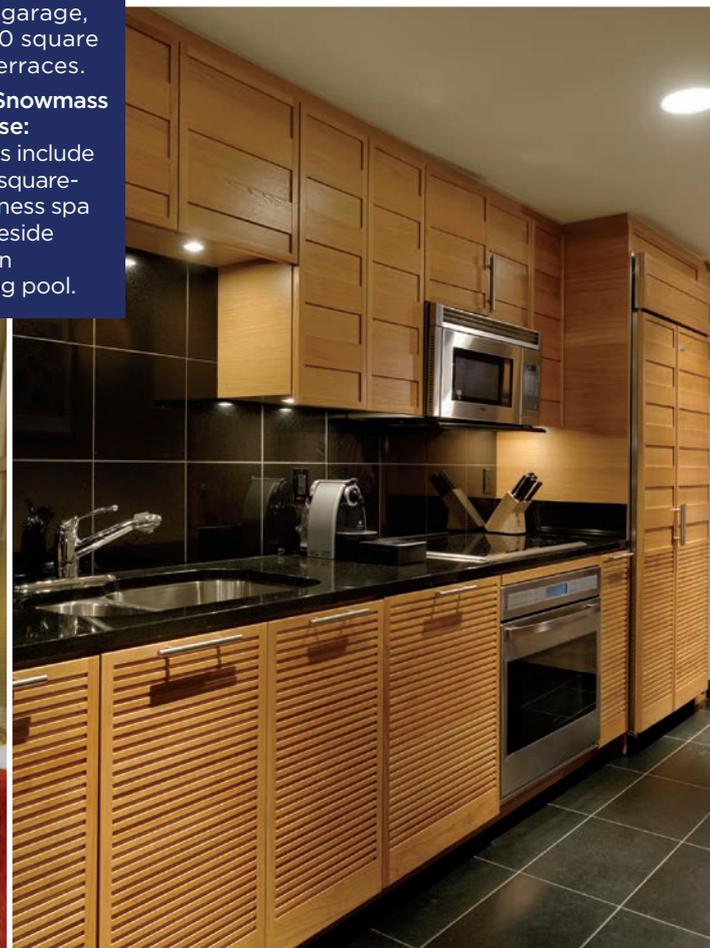
A signature two-level Viceroy penthouse residence offers 1,668 square feet of indoor living space, including an upstairs master suite. Features include contemporary granite fireplaces, full kitchens with top-of-the-line stainless-steel appliances, a private sundeck, and views of surrounding peaks. Highly crafted finishes include reclaimed timber, embossed metal, polished black granite, natural stone, and crystalline glass. Whole ownership of a penthouse residence starts at

\$1,999,000, including concierge and other services. An added benefit is full use of hotel amenities, including the 7,000-square-foot spa. It’s a lifestyle anyone can aspire to. **AP**

INSIGHT

625 E. Main St.: West Penthouse boasts an entry elevator, private two-car garage, and 1,420 square feet of terraces.

Viceroy Snowmass Penthouse: Amenities include a 7,000-square-foot wellness spa and slopeside all-season swimming pool.



TOP: The floor plan of a two-level penthouse at the Viceroy Snowmass. LEFT AND ABOVE: The interiors feature reclaimed timber and high-end appliances.

PHOTOGRAPHY BY MICHAEL BRANDS WITH MOUNTAIN HOME PHOTO; COURTESY OF RELATED COMPANIES (FLOOR PLAN)