

Welcome,

Up here in Mt. Crested Butte, we're building something very special called the Tipple House. It's being built for a family with a modern pioneer spirit – a family who love skiing in a place that is about as pure as it gets.

We believe that the Tipple House will set a new standard for building green on the mountain. From the start, this has been a personal project for everyone involved, and I know that the finished result will not only be a great house – it will also look and feel right at home in this rugged landscape.

The making of the Tipple House has been a long and amazing journey that continues to take us to all kinds of places. It's quite the story – starting with the deconstruction of a 102-year-old miners' bunkhouse, a piece of which you are holding in your hands. And while this house will be new, it comes with a deep sense of history – right down to the timber mining tipple for which the house is named. Every part of its construction has been an exercise in true craftsmanship where no detail is too small to consider.

When you visit Crested Butte, come out for a personal tour of the Tipple House. I'd be happy to show you around the property, so call CBMR Real Estate or your local broker to set things up. In the meantime, read on to discover more about the possibilities of finding yourself in this one-of-a-kind mountain home.

Sincerely,



Corbin Marr
President, Marr Corp.





Something Old. Something New.

Hidden away high on the forested slopes of Prospect, the Tipple House is a unique residential project built to capture the imagination and spirit of the new Crested Butte. Not simply inspired by the past, the building embraces the character of our rich mining heritage and brings it up to date with the benefit of innovative architectural and environmental design.

Constructed using an imaginative combination of locally reclaimed, natural and new materials, the Tipple House sets a bold new standard for progressive building practices and mountain-friendly sustainable development.

Elements and Features

Extensive use of reclaimed materials from the Gold Links gold mine in Ohio City, including:

- Gold-flecked rock for interior and exterior; exterior facing layered with larger stones set at the bottom to provide visual weight to the house.
- Reclaimed wood from the miners' bunkhouse for both interior and exterior walls.
- Original corrugated rusty metal roof from the miners' bunkhouse for ceilings and soffits.

Use of reclaimed timbers from a disassembled sawmill in Coos Bay, Oregon.

100-ft.-long wooden bridge at the entryway to provide a unique welcome.

The Tipple – the signature architectural element of the house: built from reclaimed timber and new glass, and

featuring its own stairwell leading up to the second-floor observatory area with a 360-degree panorama of the surrounding mountain ranges.

Ski-in, ski-out convenience with direct private access to the slopes and Austrian 15-pair boot dryer at entry.

Green roof technology for energy reduction, insulation and aesthetics, with a wildflower planting and sod roof.

Cor-ten roof flashing: a 22-gauge standing-seam metal for extreme weather resistance.

Master wing on main level with separate sitting room, private deck, walk-in closet, and master ensuite bathroom – all directly adjacent to the main living area.

Spa area resembling a natural hot spring surrounded by moss-covered timbers.

Customizable, easy-to-use home automation and control system for audio, lighting, climate control, security, and more.

American Clay wall finish – creating an eco-friendly plaster-like finish and texture.

LVL framing (laminated veneer lumber): a strong, stable and long-lasting environmental building product which uses timbers from fast-growing, managed forests.

Vokna windows built in the Czech Republic – with antiqued spruce window frames.



North elevation of the Tipple House.

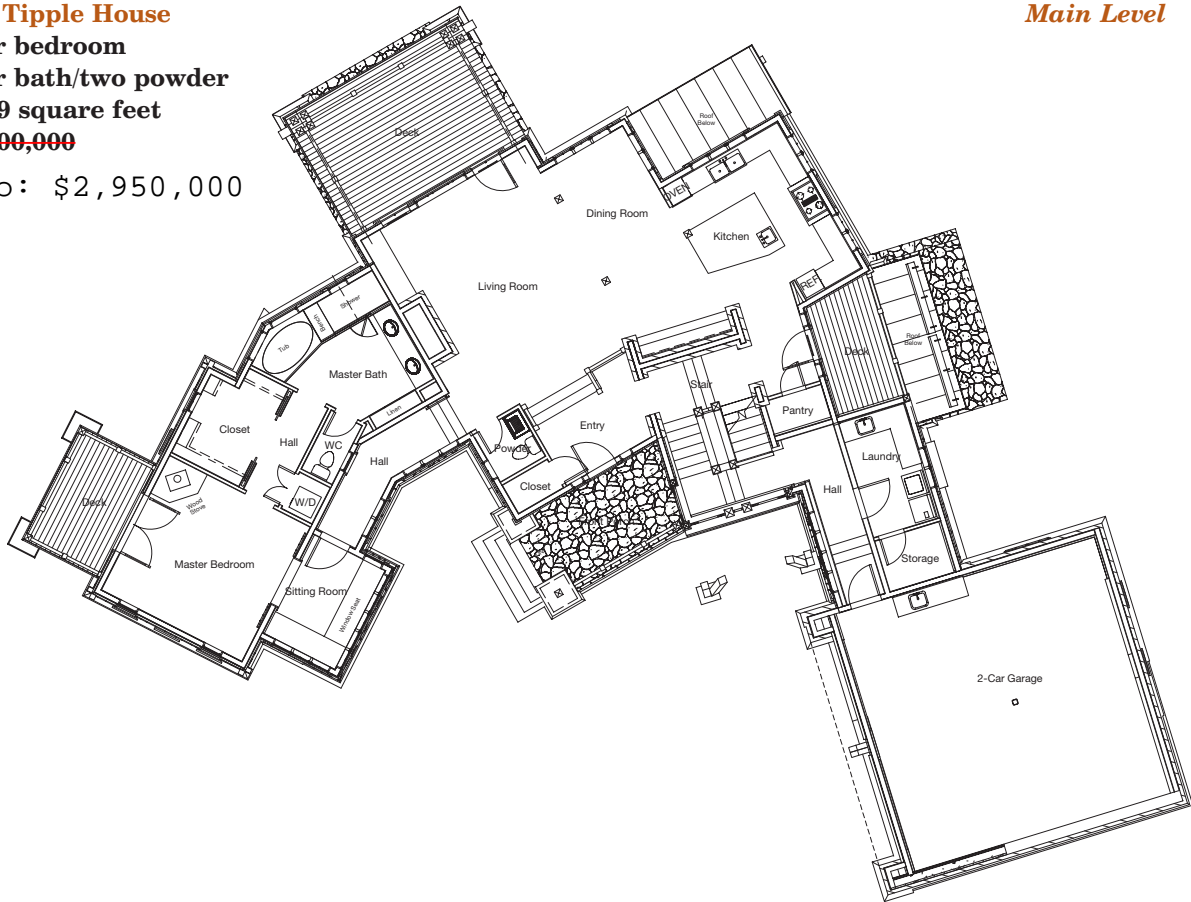


Framed by Gunnison National Forest in the Prospect neighborhood, the Tipple House commands awe-inspiring views of the East River Valley and Elk Mountains.

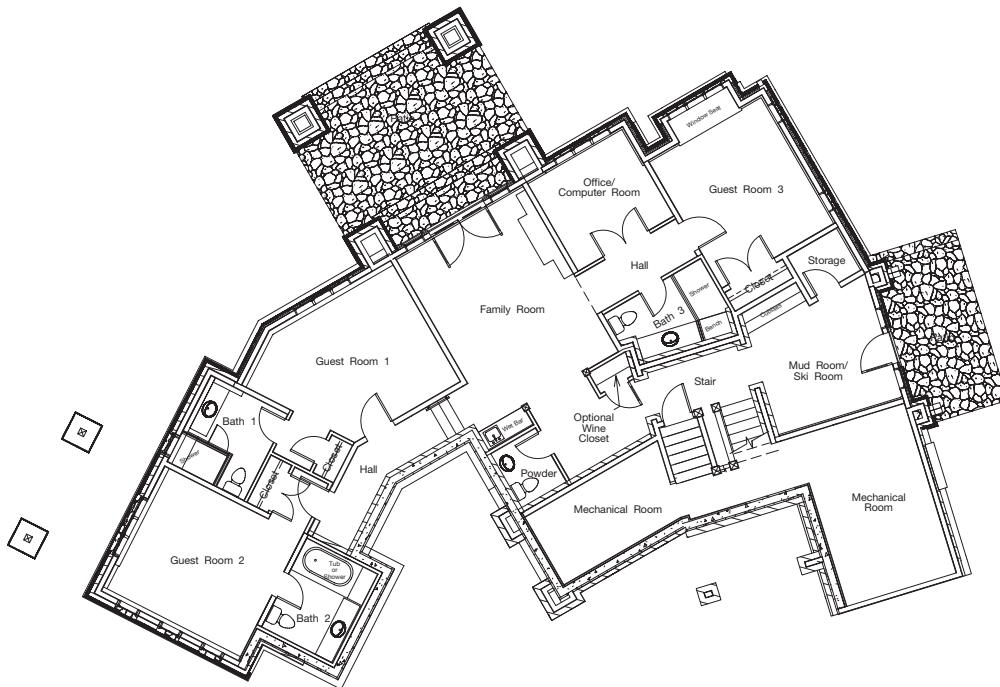
The Tipple House
Four bedroom
Four bath/two powder
4,999 square feet
\$6,000,000

Reduced to: \$2,950,000

Main Level



Lower Level



A Labor of Love

Even by the exemplary standards of the Prospect neighborhood, the Tipple House stands apart as an epitome of green design concepts and painstaking craftsmanship. It is the result of an inspired alliance between Sunlit Architecture, builder Corbin Marr, and the personal passion of CBMR co-owner Diane Mueller.

Working together from the initial site selection, the team was determined to forge a new path to approach sustainable building design and construction on the mountain. The project partners had just collaborated the year before in creating the rustic Mueller family barn, which was recently profiled in *Colorado Homes & Lifestyles*.

The Tipple House: Project Partners

Diane Mueller

As the owners of CBMR, Diane Mueller and husband Tim share a deep personal passion for environmentally sustainable building practices and architectural green design. With a hands-on style of management as independent ski resort operators, they are equally committed to working with local suppliers and artisans wherever possible. The Tipple House represents an ideal project to bring their vision for home building in Crested Butte to fruition.

www.cbliving.com

Marr Corp.

Corbin Marr grew up surrounded by renovation blueprints and with an eye for sophisticated interior design. In 1999, he started Marr Corp. to put his passions into practice, and his business has grown to specialize in constructing unique handcrafted homes, styled with a personal touch. As principal construction contractors, Marr Corp. strives to use antique materials in brand new, innovative homes to achieve a one-of-a-kind, mountain style.

www.marr-corp.com

Sunlit Architecture

Inspired by a passion for the natural environment, Sunlit offers rock-solid expertise in sustainability and environmental consciousness through design. It brings architecture to light that embraces the natural environment, topography, climate, and materials with sensitivity for the lifestyles that bring people to the mountains.

www.sunlitarchitecture.com

