

## Mount Vernon Lifestyle and Summary Info:

- Gorgeous mountain setting with panoramic views
- 1,200 acres of Mount Vernon District Open Space with private hiking trails
  - Home is bordered on three sides by the Open Space with direct access to a hiking trail from backyard
- Abundant wildlife viewings
- Enjoy all of the Mount Vernon Canyon Club amenities as well as an abundance of community and social activities including:
  - Olympic size swimming pool
  - Tennis courts
  - Pickleball courts
  - Playground
  - Fully equipped gym and wellness program
  - Horse Facilities
  - Outdoor bar and grille
  - Clubhouse with restaurant
  - vibrant calendar of social events for both adults and children
- The home is in Jefferson County District Schools and feeds into the award-winning Ralston Elementary School
- Easy access to I-70 leading to Denver or world-class mountain destinations

*Seller enjoys the Mount Vernon Canyon Club lifestyle and amenities so much that he is downsizing to a different home in Mount Vernon because he wants to remain in the area to continue experiencing all that Mt. Vernon has to offer.*

## Mount Vernon Metropolitan District Fee Summary:

The special district fee of \$418/month includes water for the home, trash, capital reserve, fire mitigation reserve, transportation reserve, general fund, and professional management. The Mount Vernon Special District website is <https://mvccmd.specialdistrict.org> or use QR code to right



Mount Vernon Country Club Buyer must pay \$4000 initiation fee plus \$250 administration fee to join Mt Vernon Country Club and must have a minimum \$78/month social membership. Other membership levels are available and more info can be found on <https://www.mountvernoncc.com> or use QR code to right



*Please enjoy this booklet during the showing and leave it in the home next to the brochure stand. The info in this booklet is uploaded to the documents in the MLS if a digital copy is desired.*