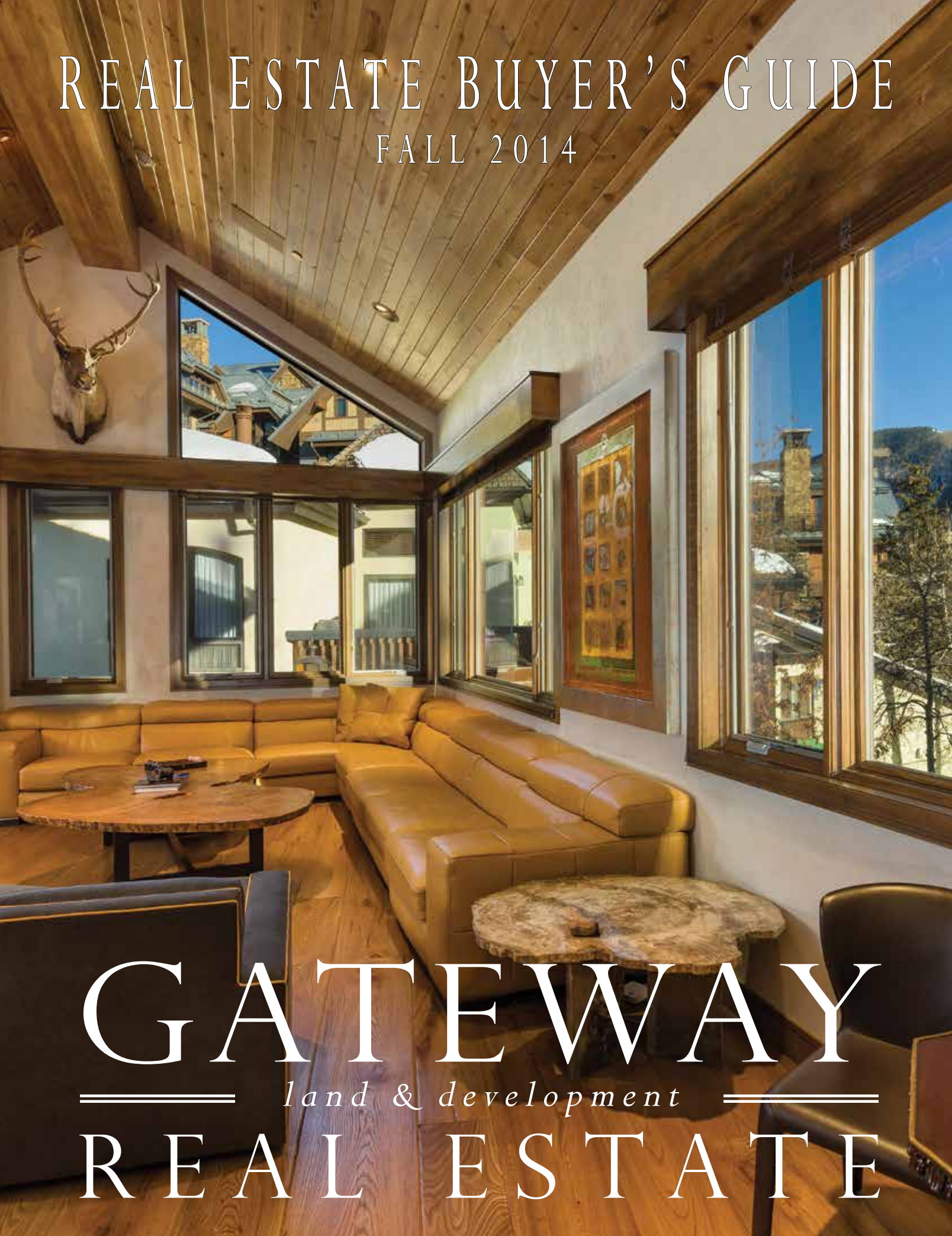


REAL ESTATE BUYER'S GUIDE

FALL 2014



GATEWAY
land & development
REAL ESTATE



Search the entire Vail Valley on our website.

A scenic landscape featuring a dirt road winding through a forest. The scene is filled with mist or fog, creating a soft, ethereal atmosphere. In the background, a large mountain rises under a clear blue sky. The lighting is warm, suggesting early morning or late afternoon, with sunlight filtering through the trees and mist.

GATEWAYTOVAIL.COM

The Gateway to your new home.



PHOTO: SCOTT CRAMER

VAIL

Brilliant blue skies, dazzling white ski runs, & magnificent European mountain architecture create an amazing town spectacle. The sophisticated yet charming town, which is consistently rated as a top ski resort of the world, exudes mountain glamour with its world-class shopping, galleries, après ski bars & dining. Vail is famously distinguished, however, by its tantalizing powder, pristine Back Bowls & 5,289 acres of skiable terrain. Summers in Vail are brimming with activity & offer a myriad of events from the celebrated Bravo! music festival to the International Dance festival to the weekly Art & Farmers Market to the popular Hot Summer Nights concerts.



PHOTO: SCOTT CRAMER

2218 VERMONT CIRCLE
WEST VAIL

Rare 4 bedroom, 4,659 sqft completely remodeled home set on a private, exquisite 1-acre aspen laden home site at the end of a cul-de-sac against Forest Service. Everywhere you turn, there are incredible designer touches! From white oak floors to reclaimed barn wood beams & walls, to stunning iron railings to unique light fixtures & chandeliers, no detail has been overlooked. The huge gourmet kitchen boasts Caesarstone quartz counter tops, a large eat-in island & beautiful appliances. The bright living room & private master suite both open to the mountainside & the large stone patio with hot tub. The guest suites & junior master are one-of-a-kind & perfect for children & guests. \$2,695,000 partially furnished



VAIL



PHOTO: ZACH MAHONE

ONE WILLOW BRIDGE ROAD #27 VAIL VILLAGE

Elegant European décor enhances this luxury 3 bedroom, 3 bath condominium. The beam ceilings, limestone fireplace, custom hardwood floors, granite counter & tile baths speak to the attention to detail. Open the French doors to the private patio off the living room, perfect for grilling & parties. Enjoy the mountain view, western sunsets, flowers & sounds of the creek. The location is perfect & luxury is everywhere, including in the master suite with it's own gas fireplace & sitting area with views of Vail mountain. Valet & concierge, 24 hour security, heated parking, ski storage, infinity pool & hot tubs on Gore Creek, shuttle van, & use of the Sonnenalp's Spa, exercise facility & Golf Club. \$4,595,000



PHOTO: SCOTT CRAMER

LIFTSIDE #C42 CASCADE VILLAGE

Exquisite 3 bedroom, 1,939 sqft ski-in/out condo enjoys commanding southern views of Vail Mountain & Gore Creek. Beautifully furnished, this home offers a lovely kitchen with large granite eating bar & spacious great room with fireplace & deck. Located in one of Vail's most secure buildings with numerous amenities including indoor/outdoor pool, hot tub, ski lockers, rec room, fitness room, & on-site management. \$2,500,000 furnished



PHOTO: SCOTT CRAMER

VILLA CORTINA #340
VAIL VILLAGE

This 3 bedroom, 3 bathroom condominium is in a wonderful, quiet location next to the center of the excitement & entertainment of Vail. With vaulted ceilings throughout the residence, this 2,204 sqft home is a wonderful opportunity to own in the Village. The kitchen offers a large eat-in bar & built-in breakfast nook. The master suite features a fireplace, walk-in closet & large bath & the building has a year-round pool. Square footage can be added with the addition of a loft. \$3,950,000

VAIL INTERNATIONAL
#312
LIONSHEAD

Located just north of the Dobson ice arena & a short walk or bus ride to the Lionshead ski lift, this 3 bedroom, 2 bathroom condo is a the least expensive 3 bedroom in the Village or Lionshead. The desirable east elevator & the creekside location make this condominium desirable year-round. Also enjoy the new pool, hot tub, steam rooms & fitness center! \$749,000



VAIL



VAIL CORE #4 VAIL VILLAGE

635 sqft Vail Core studio plus loft located in the heart of the Village. Beautifully updated kitchen & bathroom with dark wood & new tile. Owners have access to the Village Center's year-round pool & hot tub. Vail Village & Solaris are right outside your door, just steps to all the fun of Vail at a fraction of the price of any surrounding property. Walk to restaurants, skiing, Ford Amphitheater & bike paths on Gore Creek. \$610,000 furnished



SANDSTONE 70 #D13 SANDSTONE

Listen to the sounds of Sandstone Creek from this contemporary 2 bedroom, 2 bathroom condo with loft. Wonderful upgrades include hardwood floors, granite counters, vaulted ceilings, wood fireplace, washer/dryer & great furnishings. Private deck overlooks Sandstone Creek, mature trees, & grassy yard. Move-in ready & located on free Town of Vail bus route. Also a short walk to Lionshead ski lift. \$445,000 furnished



LIONS SQUARE LODGE #29 LIONSHEAD

Enjoy your very own ski-in/out condo at the base of Lionshead. This 1 bedroom, 1 bathroom plus den respite gives you direct access to the mountain & Lionshead Village. Enjoy the amenities & services of Lions Square Lodge including year-round pool, hot tubs, saunas, exercise room, concierge, ski valet, restaurant & more. Ski-in/out convenience, quality facilities, relaxed setting & excellent service make this a perfect base in the Village. \$649,000 furnished



VAIL VILLAGE PLAZA #25 VAIL VILLAGE

There is no place on earth like Vail & there is no place in Vail like this residence! Exquisite masterpiece in the center of Vail Village which lives like a single family. Enjoy your private, front door entry, stunning fixtures & luxurious designer furnishings. Spectacular, sunny, ski mountain views are captured throughout the home. This custom 5 bedroom, 5 bathroom residence was completely rebuilt in 2010, including new roof, new dormers, windows, in-floor radiant heat, integrated plaster walls, Arrigoni floors; the list goes on & on! Offered fully furnished for \$7,480,000



PHOTOS: SCOTT CRAMER

VAIL



NORTHWOODS #B310
VAIL VILLAGE

This 3 bedroom, 2,405 sqft luxury property is ideally located just steps to Gold Peak ski slopes & boasts wonderful amenities. The bright & open main level features hardwood floors, custom wood trim work & large windows while the gourmet kitchen offers slab granite & a large bar. The living room features a limestone fireplace & wetbar with refrigerator doors & wine cooler. The spacious master bedroom looks out to gorgeous mountain views. A spa bathroom & huge walk-in closet complete the master suite. Other amenities include a gym, spa, pool & private ski locker. Offered for \$3,990,000



NORTHWOODS #A415
VAIL VILLAGE

This 4 bedroom, 4.5 bathroom condo is just steps to Vail's ski slopes. The spacious living room offers vaulted ceilings, floor-to-ceiling windows & great natural sunlight. The mountain views are beautiful & the deck overlooks the Ford Amphitheater. The kitchen offers an eat-in bar & breakfast nook. Incredible amenities include on-site management, pool, hot tub, sauna & steam room, fitness center & gated security. 2 deeded underground parking spaces are included. \$2,995,000

PHOTOS: SCOTT CRAMER



MANOR VAIL #103
VAIL VILLAGE

A rare opportunity to own the best location in Manor Vail. Enter your tastefully remodeled 3 bedroom, 3 bathroom, 1,512 sqft residence through a private entrance. Enjoy your spacious great room with limestone fireplace & stone entertainment center. Slab granite counter tops, new appliances, stunning wood floors, Euro glass showers & fabulous furniture. Ski slope views to Golden Peak & just steps to Chair 6. \$1,950,000

MANOR VAIL #167D
VAIL VILLAGE

This 1 bedroom, 687 sqft residence walks out to Gore Creek. Private with a stream running in the background & forest all around. Just steps to Ford Amphitheater & Betty Ford Alpine Gardens. In Vail Village, this is an A+ location across from Golden Peak & Chair 6, Riva Bahn Express. Front desk service, room service, spa, restaurant, lounge, 2 pools & 2 hot tubs. Extravagant landscaping & remodeled Spa & Fitness Club. Prime location within Manor Vail! \$625,000 furnished





PHOTO: ZACH MAHONE

ONE WILLOW BRIDGE ROAD FRACTIONALS

Set in the heart of the Vail Village, this is one of Vail's most celebrated buildings. Five-star amenities include valet, concierge, infinity pool overlooking Gore Creek, hot tubs, beautifully appointed common areas, spa & fitness center. 2 bed/2 bath, 1,600 sqft with top-of-the-line finishes & mountain views. 7 weeks/yr. plus unlimited use on space available basis. Starting at \$405,000



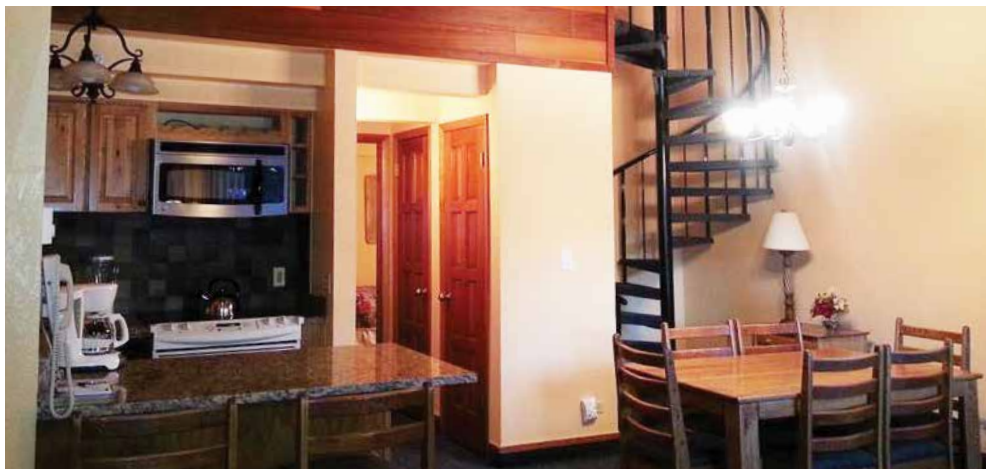
VAIL RACQUET CLUB #1-15 EAST VAIL

Beautifully remodeled 2 bedroom, 2 bath plus loft condominium. You will love the ski cabin ambiance & platinum-level finishes of this top floor residence. Vaulted ceilings & skylights create open & inviting living spaces. Amenities include both hard & clay tennis courts, Olympic-sized pool, hot tubs, full exercise facility, pilates studio, massage rooms, restaurant & excellent short-term rental management. \$599,000



VAIL RACQUET CLUB #1-11 EAST VAIL

This delightful 2 bedroom, 2 bath, 864 sqft condo offers views to the east & west with both morning & afternoon sun. Features include hardwood floors & updated kitchen & bathrooms with great rental opportunity. Amenities include both hard & clay tennis courts, Olympic-sized pool, hot tubs, full exercise facility, pilates studio, massage rooms, restaurant & excellent short-term rental management. \$420,000



STREAMSIDE #302 TIMESHARE

This top floor 2 bedroom plus loft condominium sleeps up to 10 people. Newly remodeled rooms, granite counter tops, wood wall accents & brick fireplace. Wonderful views & a quiet setting create the ultimate summer mountain home. Amenities include indoor/outdoor pool, hot tubs, dry sauna, steam room, workout facility, game room & complementary shuttle. Fixed week #29, July 18-25. \$5,000



ONE WILLOW BRIDGE ROAD PENTHOUSE #43 VAIL VILLAGE

The elegant 4 bedroom Penthouse in the center of Vail Village is the ultimate in luxury living nestled on Gore Creek. As you drive up the stone fireplace will warm you, the attendant will valet your car & the concierge will greet you. The Sonnenalp Hotel management offers premium concierge services with reservations, equipment pick up & storage, car service, grocery shopping & 24 hour security. Assigned heated parking, infinity pool, 2 hot tubs on Gore creek & access to the Luxurious Sonnenalp Spa & fitness center & golf course.

With private elevator access to the 4th floor, the 2,839 sqft premium condominium has 2 master suites with vaulted ceilings, one with a gas fireplace & 4 French doors to a private patio. The living room has paneled walls & painted ceilings, 2 sophisticated chandeliers, a limestone fireplace, custom Arrigoni hardwood floors & credenza with wine cooler. The dining area has been enhanced with a new buffet with zinc top, lighting & wood beams. The kitchen boasts silestone counters, Wolf range, Sub-Zero refrigerator with freezer drawers, oven with warming drawer & eating area open to the living room. The unique Penthouse is the only condominium in Vail that has balconies off all 4 bedrooms with French doors that open to patios with views of Solaris Plaza, Gore Range, ski mountain & sounds of Gore Creek. \$7,950,000



PHOTOS: SCOTT CRAMER



PHOTO: SCOTT CRAMER

RANCHES

RANCHES



BEAVER LAKE ESTATE LEADVILLE

Beaver Lake Estate boasts private, buildable lots that are filled with Aspens & Pines with incredible views in every direction. Amenities include: community ponds, rental cabins, a horse corral & a clubhouse. Two private fishing lakes & RV hook-ups & campsites are conveniently close; a true rural, pristine escape unlike any other.

41 ROCK CIRCLE

Stunning home site with 3.85 acres of buildable land with breathtaking views to Mt. Massive & Mt. Elbert features a driveway already cut into the lot, a domestic water well & year round access. \$80,000

2564 EMPIRE VALLEY DRIVE

Spectacular 2 acres on a secluded, buildable lot with mature aspens & pines & gorgeous snow-capped mountain views. \$53,900

56 BASALT CIRCLE EAST

This 5.60 acre home site boasts one of the best settings in Beaver Lake Estates, with sweeping views of Mt. Massive & Mt. Elbert. Electric & Telecom are buried. \$103,000

ONE FINGER ROCK YAMPA

This land consists of two 20 acre parcels which can be purchased together as a 40 acre parcel. These flat lots are located on the top of the mountain with 360-degree, mountain views. This land is currently used for grazing cattle from neighboring properties. \$175,000





SUMMER RANGE RANCH WOLCOTT

Rising from Wolcott Valley, Summer Range Ranch is unquestionably the most breathtaking ranch in the Central Rockies. Just minutes to Beaver Creek & Vail, yet a pristine world unto itself, this idyllic setting consists of 825 unforgettable acres that overlook sweeping views from the Gore Range to the Flat Tops to Castle Peak. Boasting diverse terrain & vistas, there are grand stands of ancient pines, lush wild flower meadows, waves of aspen fields, & dramatic rock outcroppings. A hunter & fisherman's paradise, this magnificent land allows you to enjoy nature's playground unrestricted with pure freedom. Fish from magnificent trout filled ponds, hunt on your own private preserve, or trek into the contiguous BLM land that never ends. Conveniently platted into 35-acre parcels. Please call for pricing.



PHOTOS: SCOTT CRAMER

RANCHES



EAGLE RANCH ESTATES EAGLE/GYPSUM

This stunning fishing ranch affords blissful tranquility amidst 35.5 acres & boasts sweeping views of dramatic Colorado vistas & radiant colorful mesas. Spectacular & rare, this land is located within a gated community alongside the stunning Eagle River that is teeming with Rainbow Trout. With more than 850 feet of river frontage, this magnificent setting is a chance in a lifetime to own. Zoned resource for a single family residence & detached caretakers, this property is primed for the ultimate Colorado ranch & river estate. Reduced to \$875,000 Broker/Owner



RED DRAW RANCH SQUAW CREEK, EDWARDS

Nestled on a pristine setting, only 10 minutes to Edwards & void of any noise impact from the highway, this ranch offers 72 acres of aspen & spruce-laden hillsides & lush irrigated pastures. Three trout-filled ponds are connected by a series of meandering creeks & waterfalls which are enhanced by 2 recirculating pumps. As you enter the ranch through the massive custom log gate, you approach a 150-year-old, restored antique homestead cabin with wood-burning stove, electricity & half-bath. Enjoy family gatherings on the wrap-around porch & stone patio with sunken fire pit, BBQ & picnic tables. A log buck-n-rail fence encompasses the land with interior gated cross fencing. A breathtaking 2,240 sqft luxurious guest residence is situated above a 5-car garage. This residence is exquisitely appointed with vaulted ceilings, wood flooring, double-slabbed granite, custom-painted cabinets & top of the line appliances. Utilities include: a domestic water well, water treatment plant, electrical & sewer tap rights. The ranch has extensive registered water rights which include an augmentation plan as well as a dry-draft hydrant for fire protection. Reduced \$2 million! A tremendous opportunity at \$5,995,000



RANCHES



PHOTOS: SCOTT CRAMER



PHOTO: SCOTT CRAMER

ARROWHEAD

Known as “Vail’s Private Address,” Arrowhead is truly no ordinary mountain community. Nestled against a charming ski mountain & adorned with award-winning Jack Nicklaus Signature golf course fairways, this luxurious neighborhood is unique & unrivaled. Boasting a host of amenities, this gated community is home to one of the Vail Valley’s most celebrated ski clubs, the Alpine Club, & to one of Colorado’s top rated golf courses, the Country Club of the Rockies; Arrowhead epitomizes Colorado glamour. “Village to Village” skiing also allows skiers to enjoy Beaver Creek & Bachelor Gulch access in addition to Arrowhead’s beautiful slopes. Located on the banks of the Eagle River, Arrowhead is just 12 miles from Vail.

ARROWHEAD



PHOTOS: SCOTT CRAMER

580 EAST ARROWHEAD DRIVE PINONS

This completely remodeled, highly desirable 5 bed, 5.5 bath, 3,804 sqft duplex features soaring cathedral ceilings & huge banks of windows that frame grand views of the 2nd & 3rd fairways of Country Club of the Rockies golf course. The main floor of the gracious 5 bedroom home offers a large great room, stunning kitchen & spacious master with his & her closets. A south facing, private stone patio with fireplace overlooks private gardens & open space. \$1,895,000

45 RIVERDANCE WAY RIVERDANCE

This extraordinary 2,906 sqft Riverdance home is located on a stunning site overlooking the wildlife laden wetlands of the Eagle River & across to Eagle County designated Open Space. With main level living, this duplex offers a large great room which opens to the spacious dining room & kitchen with nook. The lower level rec room has 2 beautifully finished bedroom suites & an additional 700 sqft of unfinished space for your personal touch! \$1,395,000





267 EAGLE RIVER ROAD RIVER RANCH

An extraordinary opportunity to own a River Ranch estate with gorgeous finishes, phenomenal floor plan & spectacular outdoor living. Enter your 6 bedroom retreat & enjoy the dramatic floor-to-ceiling fireplace framed by banks of windows which overlook the Eagle River. The large gourmet kitchen opens to an expansive hearth room with a stone fireplace. The master wing is incomparable with an oversized bedroom & a sumptuous spa bathroom. The master closet is bright & incomparable with vaulted ceilings & picture windows. \$4,595,000



ARROWHEAD



PHOTOS: SCOTT CRAMER



PHOTO: SCOTT CRAMER

AVON & BEAVER CREEK

The town of Avon boasts beautiful parks, restaurants, shops, hotels, & a setting on the glorious Eagle River. In the heart of Avon, the Riverfront Village features world-class resort that offers a 23,000 sqft spa & fitness center, signature restaurant & a gondola that offers skiers & riders a lift to Beaver Creek.

Beaver Creek is an exquisite mountain community. The charming village offers luxurious restaurants, elegant galleries & shops, a year-round ice rink & the Vilar Center for the Arts. Perched upon a Robert Trent Jones, Jr. championship golf course, the dramatic setting is without peer. Beaver Creek's main event, however, is its world-class skiing: one of North America's Top Ten Ski Resorts & 1,625 acres of skiable terrain, Beaver Creek epitomizes resort prestige & glamour. Each facet of this resort reflects an excellence that has earned numerous national & international awards for innovative design & outstanding service.



BROOKSIDE PARK PENTHOUSE #309
AVON

This rare Brookside Penthouse offers vaulted ceilings & beautiful finishes throughout. The 3 bedroom, 4 bathroom, 2,572 sqft home has a gracious kitchen that opens to large great room with a floor-to-ceiling stone fireplace & deck that overlooks the Eagle River. The lovely master & one guest suite are conveniently located on the main level while a huge loft offers additional recreation & sleeping space. Enjoy the pool & work out room while the bike path & fishing are right outside your door. Beaver Creek base & bus stop is across the street! \$850,000



AVON CROSSING #2202
AVON

Beautifully remodeled 1,020 sqft condo in the best & smallest building at Avon Crossing. This 2 bedroom, 2 bath home overlooks the Eagle River & is located in the heart of Avon with an easy walk to the Gondola & everything Avon has to offer. Many upgrades are apparent showing pride of ownership, from hardwood floors, granite, crown molding & river rock fireplace. This home also has 2 garages. \$360,000



WESTIN RIVERFRONT #331
AVON

This 485 sqft luxury studio condominium offers a gas fireplace, large flat screen TV, private owner's closet, & heated underground parking & valet service. A king-sized Westin Heavenly bed, pull-out queen sofa bed, & 5-piece luxury bath. Amenities of Spa Anjali, 25-meter salt water pool, exercise facility & 3 infinity hot tubs. LEED certified & pet friendly. \$312,500 furnished

BEAVER CREEK



OXFORD COURT #202 BEAVER CREEK

An exceptional home, this corner 3 bedroom, 3 bathroom condominium offers huge ski mountain views from an expansive living room with 10.5' ceilings. Recently remodeled with scraped hardwood floors, slab counters & all new appliances including dishwasher, stove, refrigerator, microwave & washer/dryer. Ski-in/Ski-out & enjoy amenities of pool, hot tub, fitness room, ski lockers/storage, owner's game room & underground parking. Just steps to Beaver Creek world class shopping, restaurants & skiing. Beautifully furnished for \$1,590,000



PHOTOS: SCOTT CRAMER



BROOKSIDE PARK #201
AVON

Enjoy views & sounds of the Eagle River from the living room & every bedroom in this beautiful 3 bedroom, 3 bath, 2,000 sqft town home. The newly remodeled residence features quality finishes, generous bedroom suites, 2 balconies, a ground level patio, attached 1-car garage & ample storage. Step out your front door to ride your bike along the Eagle River bike path or to fly fish in the summer, or take the free ski shuttle to Beaver Creek Mountain in the winter. Very little Highway 6 impact & includes the use of the exercise facility, hot tub & pool. \$850,000

SUNRIDGE # R201
AVON

This 2 bedroom, 2 bathroom condominium at Sunridge is just a short walk to Beaver Creek Resort base & the Town of Vail bus stop as well as to Nottingham Lake & park. This home offers granite counters & flooring & newer appliances in the kitchen. The living room has a river rock fireplace & opens to a deck. \$227,000



BEAVER CREEK



PHOTO: SCOTT CRAMER

240 ELK TRACK ROAD BEAVER CREEK

This ski-in residence is one of the first homes built in Beaver Creek on the Founders Cul-de-sac. Nestled within a mature, natural landscaped setting, this 5 bedroom home offers extraordinary privacy, yet is just a short walk to Beaver Creek Village & all of its entertainment. Steps from the main Beaver Creek catwalk 'Dally' & the beautiful Beaver Lake hiking trail. Enjoy the dramatic vaulted ceilings, handsome rock fireplace, indoor/outdoor pool, banks of windows capturing soaring pines while you plan your future legacy home. \$3,250,000



PHOTO: SCOTT CRAMER

133 SOUTH FAIRWAY DR BEAVER CREEK

Boasting a wooded, private lot & located just minutes to the ski base, this spectacular 6 bed, 7,289 sqft home is the ultimate Beaver Creek residence: the master suite is complete with a private study; the main level is an entertainment haven with a bar, billiards room & stone wood-burning fireplace; the guest quarters are expansive & include a family room & wet bar. Several large decks create outdoor enjoyment. Great for multiple families or as a corporate retreat. \$3,200,000 furnished

BEAVER CREEK



285 HOLDEN ROAD BEAVER CREEK

Enjoy all Beaver Creek has to offer with this beautiful 5,742 sqft estate nestled on a bright, sunny home site with sweeping mountain views. Featuring 5 bedrooms plus a caretaker's unit, & just minutes to the slopes, this home is the perfect Rocky Mountain getaway. Enjoy the large deck & hot tub after a long day on the hill. The media corner & wet bar create wonderful entertaining spaces. \$3,100,000 fully furnished



PHOTOS: SCOTT CRAMER



PHOTO: SCOTT CRAMER

BACHELOR GULCH

Capturing the spirit of the Vail Valley, Bachelor Gulch is a 1,400-acre mountain hideaway that sizzles with spectacular splendor. Perched in a scenic valley between Beaver Creek & Arrowhead, Bachelor Gulch links the 3 mountain communities together, creating a unique village-to-village skiing experience. Celebrating sweeping views of Castle Peak to the west, Teapot Mountain to the north, & the Gore Range to the east, this community is truly a regal heaven on a mountain. The exclusive 5 Star Ritz Carlton is located at the base of Bachelor Gulch & provides world-class lodging, Wolfgang Puck's celebrated Spago restaurant, sumptuous spa, grand fitness amenities & awe-inspiring views across Colorado's peaks & ski slopes.

BACHELOR GULCH

RITZ RESIDENCE #HS330

Experience the exceptional luxury & services at The Ritz-Carlton. This 1 bed, 1.5 bath property has year-round destination quality & provides an unforgettable escape in the heart of the Colorado Rocky Mountains. The HOA fee covers every service you can imagine, the facilities are immaculate & the amenities are top notch. The 1,020 sqft unit was completely refurbished in February 2013 with all appliances & furnishings. \$815,000 fully furnished



31 SKYWATCH COURT

Set on the Bachelor Gulch ski slopes this exceptional 5 bed, 6.5 bath ski-in/out home is 5,216 sqft of mountain beauty. The gourmet kitchen opens to a cozy hearth room. The stunning great room has massive log beams & vaulted ceilings which define & capture gorgeous ski slope views. A heated patio & hot tub overhanging the ski mountain create the ultimate ski home. Please call for partial ownership opportunity.



SETTLERS LODGE #203

Enjoy ski slope views from this sunny, south-facing 1,786 sqft condo in the heart of Bachelor Gulch. 3 bed & 3.5 baths complement the great room which boasts hardwood floors & a stone fireplace. A large deck overlooks the park & the ski runs, affording you great views, afternoon sun & gorgeous sunsets! A hot tub, underground parking garage, large ski storage room with locker & elevator access to the condo. \$1,395,000





PHOTO: SCOTT CRAMER

CORDILLERA

Commanding more than 7,000 acres of magnificent alpine meadows, rich groves of aspen trees, sleek golf course fairways, & enchanting snow-capped summits, Cordillera radiates with mountain allure. Soaring on a ridge line above Edwards, the Divide capitalizes on the dramatic topography emulating the great mountain villages of Europe & boasts an intimate 56-room hotel, award-winning spa, & a Dave Peltz Signature short course. The Ranch community exudes Western charm & spirit & features a gorgeous Hale Irwin Signature golf course. The Summit soars high above the valley floor, feasts on 360-degrees of Colorado mountain peaks & tantalizes golf aficionados with its extraordinary Jack Nicklaus Signature Design course.

CORDILLERA



PHOTOS: SCOTT CRAMER

267 EL MIRADOR ROAD DIVIDE AT CORDILLERA

Unquestionably one of the most spectacular sites in all of Cordillera! Gorgeous Eastern views abound to the Gore Range, awesome Southern vistas to The Sawatch Range, big panoramas north to The Red & Whites & Teapot Mountain & sunsets captured over Castle Peak. Adjacent to 168 acres of open space, the gracious 4 bed, 5.5 bath, 5,212 sqft home offers stunning two-sided fireplace defining the dining room & great room which captures huge vistas from soaring windows. Charming hearth room, library, patios, huge fire pit & hot tub. \$2,395,000

240 ELK SPRINGS TRAIL RANCH AT CORDILLERA

This gorgeous 5 bedroom, 4.5 bathroom, 4,998 sqft post & beam single family residence is located on one of the best home sites in the Cordillera Ranch. A huge wrap around deck captures the Gore Range & sweeping vistas across the ponds & lush fairways of the Hale Irwin Signature Golf Course. A beautiful entry opens to an expansive great room with adjacent dining & stunning views. The large gourmet kitchen boasts a slab granite island & the hearth room overlooks a pristine aspen forest. \$2,495,000



PHOTOS: SCOTT CRAMER

CORDILLERA



308 BEARDEN ROAD THE RANCH AT CORDILLERA, AN EPIC LOG HOME

This 10,900 sqft masterpiece is a true legacy home. Located on a 1.83 acre home site, this breathtaking mountain retreat offers dramatic mountain & golf course views. Designed after National Park Lodges, this 6 bedroom home boasts exquisite architectural details including massive moss rock walls & fireplaces, huge natural log columns, girder trusses & handcrafted wood floors. The spectacular main level offers a stunning great room with a two-way fireplace. The upper level offers a spectacular 2nd master with study & 2 stone balconies. The lower level features a rec room, poker room with customized cigar exhaust system, theatre room & outdoor hot tub & patios. Featured on the Discovery Channel's Epic Log Homes, this property is a true standout. Recently reduced! An incredible value for \$4,795,000



PHOTOS: SCOTT CRAMER

CORDILLERA



25 STAG GULCH COURT THE RANCH AT CORDILLERA

Situated on the 6th & 7th golf course fairways, this exquisitely remodeled single family residence offers 5 bedroom suites, 5.5 bathrooms & stunning finishes with massive Gore Range views through floor-to-ceiling windows. The great room features a huge two-way stone fireplaces & opens to the expanded dining room with elegant wine cellar. Gourmet kitchen with nook includes a walk-in pantry & large island with eating bar. The master suite offers a large sitting area, terrace, beautiful spa bathroom with his & her closets & study. The 3rd floor showcases a private junior master, while three more generous bedroom suites open to the lower level recreation room. A standout feature is the world's best mud room that features ample storage & a washer & dryer! \$2,625,000



PHOTOS: SCOTT CRAMER

CORDILLERA



81 ELK RUN COURT CORDILLERA VALLEY CLUB

Located on a private cul-de-sac & protected by Forest Service land, this exquisite home & adjacent lot are CVC's premier properties. Nestled on a gorgeous hillside overlooking the 7th & 8th fairways of Fazio's golf course, this 7,713 sqft residence captures 180 degrees of dramatic, sweeping views from massive banks of windows. Feasting on the New York Mountain Range, the dramatic great room showcases a striking stone fireplace & wood ceiling with copper accents & soaring walls of glass. The glamorous master suite is graced with bright, towering windows that frame magnificent Colorado panoramas. Boasting a fireplace, breakfast bar & private stone patio with hot tub, this wing is the ultimate master haven. The 5 sumptuous junior suites echo the perfection found in the master suite, enjoying view-filled windows, private verandas & expansive baths. Home & adjacent 1.19-acre lot offered together for \$4,500,000



PHOTOS: SCOTT CRAMER

CORDILLERA



PHOTO: SCOTT CRAMER

10 SANCTUARY LANE CORDILLERA VALLEY CLUB

Unparalleled views of Lake Creek Valley, the New York Mountain & Sawatch Ranges abound from this 5 bedroom, 5.5 bathroom, 5,181 sqft Sanctuary home. An open & livable floor plan greets you with soaring ceilings, large windows & a floor-to-ceiling stone fireplace. Featuring a main level master suite, private study & William Ohs Designer gourmet kitchen, this is a great family home. The lower level boasts a huge recreation room, wet bar & media room. A 2 level stone patio features gorgeous gardens & large entertainment spaces. \$2,300,000

CORDILLERA VALLEY CLUB HOME SITES

106 JUNIPER LANE LOT 19 FILING 1

One of the best home sites in the Valley Club. As one of the first lots chosen in the original lottery, this 1.05-acre site boasts spectacular views to Vail's Back Bowls & the Sawatch Mountain Range. A creek runs through the property year-round & pond-retention rights have been secured. DRB approved house plans are available. \$895,000

104 WILMORE DRIVE LOT 6 FILING 3

This beautiful .96-acre home site features a private location at the end of a cul-de-sac & backs up to Forest Service. The site enjoys spectacular golf course, Sawatch Mountain Range & Mount Jackson views. With year-round sun & a raised building envelope this is the perfect site to build your dream home. \$450,000



PHOTO: SCOTT CRAMER

EAGLE & GYPSUM

Eagle is a unique mountain town that echoes Old Western spirit while Gypsum offers a balanced mix of the past & present. Eagle embraces the extraordinary peaks of Brush Creek Valley with Gypsum enveloping old, rugged Western ranches, charming farmhouses, as well as the Gypsum Creek golf club. Eagle's amiable character, easygoing lifestyle & cordial community spirit help contribute to its growing popularity. Eagle is just a mere 30 miles to Vail, 15 minutes to Sylvan Lake Park, & 5 minutes to the Eagle County Airport. Gypsum is also home to the commercial park, Gateway Airport Center. Located just a few miles east of town, close enough to enjoy the convenience, yet far enough away to maintain a small-town feel, the commercial park features a myriad of businesses with Costco at its center.



PHOTO: SCOTT CRAMER

EAGLE RANCH ESTATES EAGLE/GYPSUM

This stunning fishing ranch affords blissful tranquility amidst 35.5 acres & boasts sweeping views of dramatic Colorado vistas & radiant colorful mesas. Spectacular & rare, this land is located within a gated community alongside the stunning Eagle River that is teeming with Rainbow Trout. With more than 850 feet of river frontage, this magnificent setting is a chance in a lifetime to own. Zoned resource for a single family residence & detached caretakers, this property is primed for the ultimate Colorado ranch & river estate. Reduced to \$875,000 Broker/Owner

67 E. DOUBLE HITCH EAGLE RANCH

Located in beautiful Eagle Ranch, this .48-acre home site is an excellent opportunity to either build your personal residence in a golf course community or to hold for price appreciation in the future. Sweeping mountain views & a buildable lot makes this is the perfect land for you. \$89,900





PHOTO: SCOTT CRAMER

EDWARDS & HOMESTEAD

Set upon the glorious Eagle River, distinguished by its congenial entertainment hub that is just minutes from Vail, Beaver Creek & the Eagle Airport, the town of Edwards is truly a mountain gem. Founded in the late 1800s, Edwards has retained much of its Old West charm, yet has evolved into a chic community that is the fastest growing in Eagle County. Celebrating award-winning restaurants, quaint shops & boutiques, expansive parks & endless trails, this community has become an epicenter of its own.

Nestled in the heart of Edwards, Homestead is comprised of 800 residences & 400 acres of open space. It is one of the Valley's most popular & beloved neighborhoods for families & locals alike. Boasting an athletic club, indoor pool, tennis & racquet courts & kid's club, Homestead is your true "local's" neighborhood.

137 MAIN STREET #R205 RIVERWALK AT EDWARDS

Beautifully remodeled 4 bed, 5 bath, 2,984 sqft Penthouse overlooking the Eagle River. High-end, rustic finishes complement the vaulted ceilings with massive windows creating a spacious dining & great room. Enjoy the sounds of the river from your deck & main floor master suite. Private oversized 2 car garage. Extensive upgrades include custom window coverings, & air conditioning. Furnishings are negotiable. \$1,125,000



150 CREAMERY TRAIL HOMESTEAD

You will enjoy the views, privacy & sun from this wonderful 5 bed, 4.5 bath home! Great 3,398 sqft floor plan opens to outdoor living & entertaining spaces. Quality finished lower level offers high ceilings, 2 bedrooms & bathrooms, & recreation room with bar. This level could easily be a separate lock-off. The home site is set against a forever conservation easement, providing a private & quiet setting. \$825,000



HOMESTEAD MEADOWS #21 HOMESTEAD

This wonderful 2 bedroom, 2 bathroom, 1,080 sqft residence lives like a town home in Homestead Meadows, the gem of Eagle County. You will love the intimate, lush grounds of this complex & will appreciate the many upgrades to this fine & elegantly-finished home. Easy walk to the Homestead Court Club & all the amenities you might expect at the finest health clubs around. \$320,000



EDWARDS



PHOTO: SCOTT CRAMER

804 EAGLE CREST ROAD
LAKE CREEK

Enjoy unparalleled privacy & stunning views in this beautiful single family home nestled on 2.5 acres of spectacular wooded land in Lake Creek Valley. The home features a remodeled kitchen with a huge deck overlooking panoramic views of Lake Creek Valley across to the mountains. The main home boasts 4 beds & 4 baths, hardwood floors, large windows, a gourmet kitchen & soaring ceilings. A separate, charming guest home offers a perfect retreat for company with 2 bedrooms & 2 bathrooms. Reduced to \$1,450,000



1937 W. LAKE CREEK RD
LAKE CREEK

This exquisite Lake Creek home site is part of the exclusive Cattleman's Club community. With stunning views east to the tips of the Gore Range & big vistas south to the Sawatch Range, the land boasts unmatched privacy, space & sun all within a few minutes from downtown Edwards. Offering 4.1 wooded acres, this site allows you to build your dream home as well as a secondary home. \$1,185,000

EDWARDS



ONE RIVER ROAD A LEGACY COMPOUND ON THE EAGLE RIVER

Design Features include: a main residence & 4 guest cabins, an infinity edge pool overlooking Eagle River, an outdoor kitchen, a pavilion & lounge, gated entry with valet structure, a carriage house, formal gardens & fountains, an executive board room, a six car storage barn, a conservatory, a foyer & art gallery, a billiards porch, & eat-in wine cellar.

Location: Adjacent to Arrowhead at Vail, over 600 feet of private Eagle River frontage, walking distance to Edwards shopping & dining, & two minutes to Arrowhead Ski area. Please call for more information. www.OneRiverRoad.com





PHOTO: SCOTT CRAMER

WOLCOTT

Wolcott is intended to respond to Eagle County’s lack of “new market” properties—walkable, sustainable & inclusive—through the introduction of a unique blend of Town & Country style, landscape centric neighborhoods & reasonably flat topography. This new town is focused on smaller floor plans with well appointed finishes. The new Wolcott has been designed & will be marketed with attention to differing desires & will cater to a spirit of community. The target market for Wolcott includes trailing Baby Boomers & Gen-Xers looking for a family focused, hyper inclusive, community-oriented master plan. The Wolcott plan is responsive to current market conditions & exists in an A+ location. A variety of data suggests that growth will continue in the Eagle County including the State Demographer’s calculations, past planning by Eagle County, & long term estimates of the attractiveness of Colorado within the nation as a whole.



TOWN OF WOLCOTT

The Wolcott Master Plan allows for 57 residential units & 139,000 sqft of Commercial/Mixed Use property. Wolcott is located in the geographic center of the Vail Valley at the intersection of Highway 131, Highway 6 & Interstate 70. The Master Plan consists of approximately 375 acres of which 140 acres is being dedicated to open space. It includes approximately 1.5 miles of private Eagle River which will be converted to private access including a public riverside park. Additionally, the property is bordered by 54 holes of the Vail Valley's most premier golf courses at Red Sky Ranch Golf Club & Eagle Springs Golf Club. Wolcott is located only 30 minutes from the Vail International Airport to the West & 15-20 minutes from world class skiing to Vail & Beaver Creek.

The core of the Wolcott community, primary destiny, & commercial activity will be focused on the valley floor. The remaining residential units will be clustered into 2 separate neighborhoods below the Red Sky Ranch Golf Course. The Community is centered around the Promenade Shopping & Entertainment District which includes family activities & a Community Center. Please call for more information.

417 ASPEN BLUFF LANE RED SKY RANCH

Ideally situated overlooking the 18th fairway of the Tom Fazio designed Golf Course, this lovely site is conveniently located close to the main gate. With only 89 home sites within the entire Red Sky community, this 2 acre home site offers beautiful views across the Fazio course east to the Back Bowls of Vail & sweeping vistas capture the Flat Tops, Teapot Mountain, Bellyache & the crest of Beaver Creek. \$495,000



PHOTO: SCOTT CRAMER

COMMERCIAL



RIVERWALK AT EDWARDS FOR SALE & LEASE

RETAIL SPACE - Great ground level 628 sqft office space with Eagle River views. High-quality finishes, a bathroom & kitchenette. \$249,000

RETAIL SPACE - Garnet Building space is 828 sqft with quality finishes, easy access & great natural lighting. This location in Riverwalk is prime & busy. Move-in ready! \$255,000

RETAIL SPACE - Village Market Building unit C-2 is a 1,381 sqft premium location close to the Movie Theatre & Riverwalk Wine & Spirits. Street level with incredible foot traffic & ample parking. Primed for a successful business. \$565,000

RETAIL SPACE - This Quartz Building C-101 is a premium corner retail space with one of the best locations in Riverwalk. This approximately 1,600 sqft space enjoys lots of natural light & a corner location with significant foot traffic. \$749,000

RETAIL SPACE - Amber Building C104 offers 1,113 sqft & is a corner space with bathroom. Nicely finished & ready to be moved into! \$24/sqft

COMMERCIAL



COOLEY MESA ROAD GATEWAY AIRPORT CENTER

These 3 lots, totaling 4.24 acres, are located on Cooley Mesa Road & have unparalleled, central location situated adjacent to the Costco in the Airport Gateway Center. These lots are primed for a successful business venture & are priced individually yet can be sold as one site.

220 Cooley Mesa Road, 1.245 acres	\$433,000
240 Cooley Mesa Road, 1.170 acres	\$407,000
260 Cooley Mesa Road, 1.869 acres	\$651,000

70 BENCHMARK ROAD AVON

Well-located 800 sqft Executive Office Suite with views to Beaver Creek. Four separate executive offices & a generous reception/living area. Professionally painted with new carpet & baseboard trim. A must see, this popular Commercial Center is comprised of 2 sister buildings known as Avon Town Square. A thriving commercial center within walking distance to Avon restaurants, shops & the gondola! \$295,000



LEVERAGE GLOBAL PARTNERSHIP

A selection of our National & International Properties

Gateway Land & Development Real Estate has been selected to be the exclusive Leverage Global Partner for the entire Vail Valley & Eagle County.

All Leverage Global Partners have been sourced for their high standards of exceptional client service as well as their local market expertise & presence. Each Global Partner is showcased & supported by a technology-rich, user-friendly website which enhances maximum global exposure of Gateway & its listings.

Leverage aligns the most prestigious independent real estate brokerage firms from around the world, creating a global network of professionals that serve the real estate needs of home buyers & sellers, nationally & internationally. Currently there are 110 Global Partners that, in the past 12 months, have generated \$38 billion in sales. Vetted, exclusive access ensures the appropriate match between client & broker is achieved & that personal attention & accountability is preserved.

Leverage offers cutting-edge marketing services in social media, search engine optimization, public relations & communication.

Gateway & Leverage: Local real estate expertise, global reach beyond compare.

www.LeverageRE.com



Aspen, Colorado 5 Beds, 9,724sqft \$13,800,000



Jackson Hole, Wyoming 6 Beds, 8,606sqft \$12,500,000



Los Angeles, California 5 Beds, 41,000sqft \$8,500,000



Palm Beach, Florida 6 Beds, 8,026sqft \$9,449,000

NATIONAL & INTERNATIONAL PROPERTIES



New York, New York 3 Beds, 2,350sqft \$5,500,000



San Francisco, California 3 Beds Price Upon Request



London, England 5 Beds, 4 Baths £16,500,000



Paris, France Hotel Particular \$10,000,000



Tuscany, Italy 5 Beds, 4 Baths €3,500,000



Tokyo, Japan 3 Beds, 3 Baths ¥414,564,035



Beijing, China 3 Beds, 3 Baths ¥20,700,000



Sydney, Australia 5 Beds, 3 Baths \$1,700,000

GATEWAY'S RECENTLY SOLD PROPERTIES

Select Properties Recently Sold by Gateway Land & Development Real Estate



Lake Creek 5 Beds, 12,521sqft \$9,500,000
Sold & Listed by Gateway



Cordillera Divide 5 Beds, 7,413sqft \$3,850,000
Listed by Gateway



Arrowhead 6 Beds, 7,080sqft \$3,700,000
Listed by Gateway



Vail 3 Beds, 2,726sqft \$1,400,000
Listed by Gateway



Vail 6 Beds, 11,771sqft \$14,500,000
Sold by Gateway



Vail 4 Bedroom, 3,787sqft \$8,300,000
Sold by Gateway



Vail 4 Beds, 2,795sqft \$8,125,000
Sold by Gateway



Vail 4 Bedroom, 1,945sqft \$3,150,000
Sold by Gateway

GATEWAY'S TEAM



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RED DRAW RANCH, SQUAW CREEK/EDWARDS
FRONT & BACK COVER PHOTOS: SCOTT CRAMER

GATEWAY

land & development

REAL ESTATE

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Edwards, Colorado 81632

888.278.9601 970.926.6777

VAIL VILLAGE

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Vail, Colorado 81657

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