



REAL ESTATE BUYER'S GUIDE

SPRING 2015

GATEWAY
land & development
REAL ESTATE

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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 to the entrance 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. Please call for pricing.



Photos: 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. Winters in Vail are brimming with activity & offer a myriad of events from the celebrated Snowdaze, to Spring Back to Vail & the Winter Go-Pro Mountain games.

And this year, Vail is home to the 2015 Alpine World Ski Championship, which promises to be the highlight event of many years to come!



Photo: Scott Cramer

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 condominium 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 & desk. Located in one of Vail's most secure buildings with numerous amenities including indoor/outdoor pool, hot tub, ski lockers, recreation room, fitness room & on-site management. Under Contract.

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





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

Photo: Zach M. Hone



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 INTERNATIONAL #203
LIONSHEAD

This affordable 2 bedroom, 2 bathroom Vail Village condominium features bright spaces, 2 decks, & beautiful south facing views of Vail Mountain ski slopes. Amenities include pool, hot tub & covered parking. All within walking distance to the slopes, Lionshead dining & shopping, & all that Vail and Lionshead have to offer! Now reduced to \$695,000



1763 SHASTA PLACE
CASCADE VILLAGE

This quintessential custom mountain chalet is nestled against Gore Creek & 100-foot Blue Spruce trees with stunning mountain views. Set on a private cul-de-sac, the 4 bedroom, 3,191 sqft home offers massive wood beams, vaulted ceilings, pella windows, 12” cement block walls, & a handsome wood burning fireplace. Enjoy the massive Great Room which offers the ultimate entertaining space with gorgeous views of the mountains and two decks. Each bedroom features 3-inch tongue & groove Pine ceilings and its own private deck. The site is south facing so the sun warms the soul after a great day on the slopes! An easy walk to the free Town of Vail bus, Donovan Park & community center, and Vail bike path. \$2,250,000 furnished.





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.

2564 EMPIRE VALLEY DRIVE

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

41 ROCK CIRCLE

Stunning 3.85 acre buildable homesite with breathtaking views of Mt. Massive & Elbert & a domestic water well. \$60,000

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



RANCHES



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



EAGLE RIVER 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



Photos: 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



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

175 RIVERBEND DRIVE

This is a rare opportunity to own one of the last undeveloped sites in Arrowhead. Situated on the 16th fairway of the Jack Nicklaus Signature-designed Country Club of the Rockies golf course, this .60-acre homesite boasts expansive views over the fairway to Arrowhead Ski Mountain slopes. This stunning, sunny lot is the perfect site for your new Arrowhead residence. \$1,195,000



Photos: Scott Cramer



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 & exquisite with vaulted ceilings & picture windows. Now reduced to \$4,395,000



Photos: 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 #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. \$820,000



BENCHMARK ROAD #A6
AVON

This 2 bedroom, one bathroom condominium is in the heart of Avon & close to everything Avon has to offer. Nice kitchen and open floor plan. This home is also a wonderful opportunity to earn rental income! \$169,500



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



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. Under Contract.



Photo: Scott Cramer

OXFORD COURT #202
BEAVER CREEK

This corner 3 bedroom, 3 bathroom condo 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. Ski-in/out & amenities of pool, hot tub, fitness room, ski lockers/ storage, owner’s game room & underground parking. Just steps to Beaver Creek shopping, restaurants & skiing. Under Contract.

BEAVER CREEK



Photos: Scott Cramer

133 SOUTH FAIRWAY DRIVE
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





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



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 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.





CORDILLERA



150 GREYHAWK LANE THE RANCH AT CORDILLERA

This stunning home in The Ranch at Cordillera offers beautiful, sweeping vistas. Located just a short two minutes from the gate, this single family residence has main level living with the spacious master and cozy study, both on the first level. A gracious living room boasts vaulted ceilings and spectacular stone fireplace and the gourmet kitchen is contiguous to the large dining room and an expansive deck. The large recreation room opens to stone terrace with hot tub while four additional bedroom suites complete the home. \$1,950,000



Photos: 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.



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



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! \$2,395,000





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. \$2,900,000



Photos: Scott Cramer



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

1385 BEARD CREEK TRAIL
LOT 10 FILING 3

This 1.19-acre home site overlooks the 7th and 8th fairways & offers pristine views of the New York & Sawatch mountain ranges. This site also has unparalleled privacy, located at the end of a small cul-de-sac. Wonderfully sloping lot allows for the perfect building site. \$700,000



EDWARDS

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.

EDWARDS

295 MAIN STREET #R202
RIVERWALK AT EDWARDS

You will love this condominium! Boasting a wonderful floor plan with quality finishes throughout. Beautiful views, sun & great privacy. Featured include alder doors & trim, slab granite, stainless steel appliances, wood floors and a handsome stone fireplace! A large deck offers great outdoor space for entertaining. \$574,000



32270 US HIGHWAY SIX
EDWARDS

A wonderful opportunity to own a 2,992 sqft single family home with a little over an acre of land just minutes from Edwards. With 4 bedrooms & 3 bathrooms this home offers a large recreation room or office & a covered porch & large patio that overlook grassy lawns with mature trees & landscaping. \$745,000



1937 W. LAKE CREEK RD
LAKE CREEK

This spectacular 4.1 acre home site features everything you look for in a setting for your dream residence: views, privacy, sun & just a short distance to down town Edwards. Also, you have the ability to pick your building site. Ready for you to build! \$1,185,000



LAS VISTAS
SINGLETREE

This spacious town home is south facing & has wonderful views of Arrowhead ski mountain runs. Just a short walk to Sonnenalp golf club and Balata restaurant. Perfect for a large family, or to share with another couple, sleeps 10 easily! Please call for pricing.





View from 5458 Bellyache Ridge Road

WOLCOTT

Rising above Wolcott, conveniently located 25 minutes from Vail & 20 minutes to Eagle County Airport, Red Sky Ranch & Bellyache Ridge are stunning residential communities. Red Sky Ranch offers convenience & exclusivity to its members & homeowners. Home to the nationally acclaimed Tom Fazio & Greg Norman golf courses. Offering over 700 acres with 87 exclusive home sites, each lot boasts sweeping Colorado vistas that seem to never end. Bellyache Ridge is home to some of the Valley’s most private & spectacular home sites. With sweeping views across Colorado and unparalleled privacy, this community is the mountain lovers dream.



5458 BELLYACHE RIDGE ROAD
BELLYACHE RIDGE

This 7,333 square foot estate is situated on an aspen-laden 2.53 acre homesite and is contiguous to over 20 acres of Open Space. Dramatic floor-to-ceiling windows capture unmatched, sweeping views from the Gore Range to the Sawatch mountain Range. This 6 bedroom stunner offers the highest quality finishes including scraped oak and Travertine floors, imported appliances, massive wood beams, stone fireplaces, and European clay tile roof. Outdoor stone patios and fire pit surround the home and offer an incredible setting for entertaining. Separate caretakers/mother-in-law suite, expanded garages, and solar energy complete this home. \$2,850,000

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



Photos: Scott Cramer

COMMERCIAL



RIVERWALK AT EDWARDS FOR SALE & LEASE

AMBER BUILDING

Amber C104 offers a prime 1,113 sqft corner space with bathroom. \$24/sqft

DIAMOND BUILDING

C103 is ground level, 733 sqft office space. \$23/sqft or for sale at \$285,000
C101 is 951 sqft with quality finishes, kitchen, a/c & walnut built-ins. \$22/sqft

OPAL BUILDING

828 sqft with quality finishes, easy access & great natural light. Move-in ready! \$239,000
Large 1,233 sqft space on street level, river side. 3 spaces with 3 entrances. \$20-\$24/sqft
873 sqft with A+ location close to Starbucks & Kind Cycle. \$25/sqft

QUARTZ BUILDING

Quartz C107 is 923 sqft in a premium location. Owner financing available. \$340,000

RUBY BUILDING

Ruby C108 is 817 sqft with bathroom & offers one of best locations in Riverwalk. \$25/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! Under Contract.



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.

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Aspen, Colorado 7 Beds, 13,167sqft \$16,900,000



Chicago, Illinois 7 Beds, 8,176sqft \$3,746,000



Danville, California 10 Beds, 18,932sqft \$15,000,000



Denver, Colorado 5 Beds, 5,308sqft \$1,350,000

NATIONAL & INTERNATIONAL PROPERTIES



Hamptons, New York 6 Beds, 5,000sqft \$5,999,000



Malibu, California 4 Beds, 6 Baths \$12,500,000



Santa Barbara, California 5 Beds, 3 Baths \$4,995,000



Washington DC 4 Beds, 6 Baths \$2,895,000



Cannes, France 3 Beds, 3 Baths €1,995,000



Costa Rica 7 Beds, 12,000sqft \$3,800,000



London, England 4 Beds, 4,012sqft £13,950,000



Mykonos, Greece 9 Beds, 7 Baths €5,500,000

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



Suzi Apple, Owner
970.376.5417
apple@gatewaytovail.com



Judd Babcock
970.376.3230
judd@gatewaytovail.com



Bethany Boston-Johnson
970.390.4347
bethanyj@vail.net



Nancy Burton
970.343.2869
nburton@vail.net



Rick Cook, Managing Broker
970.331.3533
rcook@gatewaytovail.com



Bob Essin
970.376.4484
vailbob@comcast.net



Don Galgan
970.331.4190
don@gatewaytovail.com



Betty Guffey
970.390.8745
betguff@gmail.com



Sandra Kelly
970.331.4447
vailrealtor@aol.com



Teri Lester
970.376.0779
tlester@gatewaytovail.com



Patrick Mitchell
970.393.3292
mtnmitchells@comcast.net



Dean Quint
313.600.8330
dq@gatewaytovail.com



Betsy Randall
970.401.3011
betsy@gatewaytovail.com



Robert Schilling
970.390.0705
robfromvail@gmail.com



Karen Schiros
970.471.2145
karen@vaillink.com



Doug Schwartz
970.390.4660
dougs@gatewaytovail.com



Demetrius Poulos
970.471.4659
demop57@gmail.com



Keith Thompson
970.331.5805
keith@gatewaytovail.com



Julie Weihaupt
303.929.9898
julie@gatewaytovail.com



Betty Ann Woodland
970.376.3155
bettyann@gatewaytovail.com



Please visit our RIVERWALK AT EDWARDS office

280 Main Street
Suite C102
Edwards, Colorado 81632

888.278.9601 970.926.6777

And stop by our VAIL VILLAGE office

183 Gore Creek Drive
Suite 5
Vail, Colorado 81657

855.790.6777 970.790.6777



267 EAGLE RIVER ROAD, Arrowhead
Front & back cover, interior cover photos: Scott Cramer

GATEWAY

land & development

REAL ESTATE

RIVERWALK AT EDWARDS
280 Main Street Suite C102
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