

REAL ESTATE BUYER'S GUIDE

FALL 2015



GATEWAY
land & development
REAL ESTATE

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VAIL

Brilliant blue skies, a dazzling creek running through the heart of the Village & magnificent European mountain architecture creates an amazing town spectacle. This sophisticated yet charming town has grown into an equally desirable summer vacation. With world-renown athletic events & the acclaimed summer symphony series, BravoVail, this town has become much more than a quant ski destination. World-class shopping, art galleries & fine dining abound, along with river activities & hiking on Vail's top rated ski resort. Bike to 10,300 feet elevation at the top of Vail Pass for an exhilarating ride back down into town. Sit on the lawn with the breathtaking view of Golden Peak to listen to the NY Philharmonic... it will be a night you will never forget. Come visit the Vail Valley in the Summer. "They come for the winter but stay for the summer!"



Photo: Zach Mahone

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



CHATEAU TREMONTE #8 LIONSRIDGE LOOP

This wonderful town home is ideally located just steps from the Town of Vail bus & minutes to Vail Village & the ski slopes. In pristine condition, this 4 bedroom, 4.5 bathroom residence offers new carpet, paint, & stainless steel appliances. Other features include vaulted ceilings, two fireplaces, granite kitchen counters, & a two car garage. The Chateau Tremonte hot tub is perfect for summer evenings & winter afternoons after you hit the slopes. Offered fully furnished for \$1,350,000





VAIL INTERNATIONAL #203
LIONSHEAD

This affordable 2 bedroom, 2 bathroom Lionshead 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 ski slopes, Lionshead dining & shopping, & all that Vail & Lionshead have to offer! Now reduced to \$695,000

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 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! Reduced to \$705,000



VAIL



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/year plus unlimited use on space available basis. Starting at \$390,000



360 GORE CREEK DRIVE FOUNDER'S GARAGE SPACE

Enjoy the convenience of heated & secure parking on the main floor of the Founder's Garage. Only steps from the entrance, ski slopes & Vail Village restaurants & shops. Easy in & out with no ramps. The ultimate convenience for you & protection of your auto, all in the heart of the Village. Offered for \$300,000



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 & two decks. Each bedroom features 3-inch tongue & groove pine ceilings & 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, & Vail bike path. \$2,250,000 furnished.





Photo: Scott Cramer

RANCHES & LAND

The sweeping, majestic mountains taper down onto lush green valleys & meadows with the spectacular Eagle River dividing the North & South. The Eagle River has blue ribbon fly fishing coveted by many worldwide. Rafts, Dorys & kayaks float down the river, often seen with fishermen casting off the bow. Ranches adorn the river throughout Eagle County. This land includes private, stocked fishing ponds, 100 year-old private fishing rights along the river banks, & water rights to irrigate crops. Take a look in the next pages for a small sampling of the ranches in the Valley.

RANCHES



EAGLE RIVER ESTATES EAGLE

This breathtakingly beautiful land encompasses 99 acres of irrigated pastures, mature trees, over 3680 linear feet of Eagle River frontage, 2 CFS of water & restored Homestead cabin, built in 1900. Located within Eagle River Estates, a small neighborhood accessed via a private gate & bridge, it is minutes from the Eagle County Airport & Eagle town center. This acreage has been a private stretch of trout fishing for almost 100 years & is teeming with rainbow & brown trout. Rare opportunity to own unequalled Eagle River access, unparalleled views, location & privacy. Offered for \$3,800,000



Photos: Scott Cramer



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 & LAND



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. Call for pricing.





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

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. \$445,000



Photo: Scott Cramer

5017 ZION PLACER LEADVILLE

This 35.15 acres is a stunning property located in Buckeye Ranch Estate, just 15 minutes to Copper Mountain Resort & 45 minutes to Vail. With easy access to Buckeye Trailhead you are also a hike away from the beautiful Buckeye Peak & Lake, as well as Sangree Hut, one of the 10th Mountain Division Huts. Sweeping views of Colorado peaks, including Mosquito Range. \$245,000



67 EAST DOUBLE HITCH EAGLE RANCH

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





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



ONE ARROWHEAD PLACE #A403

Located in Arrowhead's premier building, this ski-in/out 2 bedroom, 2.5 bathroom condominium boasts 1,474 square feet overlooking Arrowhead ski mountain. Features include a large covered deck, gas fireplace, air conditioning, hardwood floors, underground heated parking, & storage for your mountain toys. Just steps to the ski lift, pool, tennis courts, Country Club of the Rockies, Vista Restaurant, & Alpine Club. Perfect for a year-round retreat! Offered for \$1,200,000

PINONS #18B

This completely remodeled 5 bed, 5.5 bath, 3,804 sqft duplex features soaring cathedral ceilings & huge banks of windows that frame views of the 2nd & 3rd fairways of the golf course. The main floor of the gracious home offers a large great room, stunning kitchen & spacious master suite. A south facing, private stone patio with fireplace overlooks private gardens & open space. Call for pricing.



Photo: 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, 8 bathroom, 6,205 sqft 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 \$4,195,000



Photos: Scott Cramer

ARROWHEAD



ONE ARROWHEAD PLACE #A302

This stunning 3 bedroom, 3.5 bathroom condominium is strategically located at the base of Arrowhead Mountain. Sweeping views capture morning sun to ski slope views to the alpine glow at sunset. Upgraded finishes are found in every room: the gourmet kitchen boasts a 4-inch slab island, an antique armoire is plumbed & fitted as an exquisite wetbar, the stone fireplace is flanked by custom cabinets, the master spa bath boasts a huge steam shower & a large east & south facing deck overlooks the slopes. \$1,895,000



Photos: Virtuance



AVON & BEAVER CREEK

The town of Avon boasts parks, restaurants, shops, hotels & a setting on the glorious Eagle River. The quaint Nottingham Lake abounds with summer activities including paddle boats, stand up paddling & fishing. Framing the beautiful Western valley mountains, Nottingham Park's new stage hosts concerts & the famous 4th of July celebration. In the heart of Avon, the Riverfront Village features a world-class resort with signature restaurant & a gondola that offers hikers a lift to Beaver Creek & it's beautiful summer hiking & biking trails. 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. Numerous free concert events occur on the green lawns at the base of the ski mountain. Beaver Creek epitomizes resort prestige & glamour. Each facet of this resort reflects an excellence that has earned numerous national & international awards.



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



Photos: Virtuance

BEAVER CREEK



CREEKSIDE #B309 BEAVER CREEK

Set in the heart of Beaver Creek Village, this great ski-in/ski-out condominium home has wonderful personality & the coveted atrium location. With 2 bedrooms & 3 full bathrooms, this 1,413 sqft residence boasts new tile floors, wood accented ceilings, a wet bar & built-in bookcase & shelves. The Creekside building offers amenities that include a pool, hot tubs & fitness room. This residence has incredible rental potential as well! \$785,000





2957 JUNE CREEK TRAIL
WILDRIDGE, AVON

A beautiful 1.2 acre duplex homesite in Wildridge. There are few lots left in the entire Vail Valley like this one! Set against BLM land, this site feels much larger than it really is. Located steps from a pocket park & across the street from June Creek forest access road, this is a prime lot just minutes to Avon, Beaver Creek, & Vail. \$395,000



WESTIN RIVERFRONT #235
AVON

This studio bedroom, one bathroom condominium is in the heart of Avon & close to everything Avon has to offer. Nice kitchen & open floor plan. Amenities of Spa Anjali, 25-meter salt water pool, exercise facility & 3 infinity hot tubs. LEED certified & pet friendly. This home is also a wonderful opportunity to earn rental income! \$329,000 furnished



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. \$304,500 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 bedrooms & 3.5 bathrooms 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.





View from 59 Jacksons Path

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



59 JACKSONS PATH THE SUMMIT AT CORDILLERA

Meticulously designed by renowned LA architects RoTo, who aligned the home to take advantage of both Summer & Winter Solstice sunrises, this stunner is without peer! Located on a spectacular 5.5 acre site, this 5 bedroom, 6.5 bath cutting-edge estate offers unprecedented finishes including walnut cabinets, honed granite counters, stained cement floors, antique wood accents from a Glenwood Springs barn built in 1800, 2 full-sized Sub Zeros refrigerators, massive stone fireplace in the great room, 4 additional fireplaces, Viking Range & unique grass roof. Outdoor living includes 5 stone terraces with integrated snow melt that capture both Sawatch & Castle Peak views! \$3,200,000



Photos: Scott Cramer

CORDILLERA



2486 FENNO DRIVE
THE RANCH

This stunning 6458 sqft home overlooks the 3rd tee box of the renowned Hale Irwin designed course. With beautiful finishes & a free flowing floor plan, the residence offers an expansive great room with floor to ceiling stone fireplace, beautiful gourmet kitchen with Viking appliances & slab marble counters. The main level master has vaulted ceilings & a spacious spa bath while a lovely caretakers suite is located over the 3 car garage. The walk-out lower level has 3 bedroom suites, wet bar & media room! \$2,200,000



Photos: Virtuanee

219 ASPEN MEADOWS ROAD
THE RANCH

This meticulously cared for 4 bedroom, 5,462 sqft home is conveniently located near the main gate. The wonderful, open floor plan offers a spectacular great room with vaulted ceilings, stone fireplace & massive windows that overlook golf course fairways & stunning mountain views. The gracious main floor master bedroom suite features a fireplace & private walk-out patio. \$2,395,000

CORDILLERA



382 EL MIRADOR ROAD THE DIVIDE AT CORDILLERA

This gorgeous 6 bedroom, 6.5 bathroom, 9,347 sqft home exudes European elegance with unmatched finishes & decor. Situated on a private, 2 acre site, this stunner offers breathtaking vistas from every room. A rare wood burning fireplace in the living room is flanked by grand windows capturing Gore Range views. The spacious gourmet kitchen has top-of-the-line appliances & a huge, slab granite island. Colorado outdoors is experienced here with heated stone terraces, fireplace with pizza oven, hot tub & expansive lawns. \$3,600,000



Photos: Scott Cramer

CORDILLERA



Photo: Virtuanee

18 STAG GULCH COURT THE RANCH

This is the ultimate family home! Enjoy sweeping views from every room in this beautiful 5,207 sqft, 5 bedroom, 4.5 bath residence conveniently located close to the gate & clubhouse & situated on a 1.34 acre aspen laden lot. This gracious home offers main level living, spacious gourmet kitchen w/ nook, two expansive master suites with fireplaces & private decks, Gore Range & golf course views, large recreation room w/ wet bar, expansive outdoor living w/ wraparound terraces & private hot tub. \$1,695,000



Photo: Scott Cramer

Photos: Scott Cramer

150 GREY HAWK LANE THE RANCH

This stunning home offers beautiful, sweeping vistas. Located just 2 minutes from the gate, this residence has main level living with the spacious master & cozy study, both on the first level. A gracious living room boasts vaulted ceilings & spectacular stone fireplace & the gourmet kitchen is contiguous to the large dining room & an expansive deck. The large recreation room opens to a stone terrace with hot tub while 4 additional bedroom suites complete the home. \$1,795,000

CORDILLERA



115 ALHAMBRA PLACE THE DIVIDE AT CORDILLERA

Built by the original developer of Cordillera, this spectacular estate commands 360 degree views. Sweeping vistas, from Gore Range to Back Bowls to Sawatch to Mountain Course, are captured from massive banks of windows in every room. Newly remodeled, this stunner is situated on 10 acres overlooking the world! Each room is intimate with European finishes, wood burning fireplaces, expansive decks & stone terraces. The dramatic master suite retreat has spa bath, 2 closets & dressing area. \$4,600,000



Photos: Scott Cramer

CORDILLERA



81 ELK RUN COURT CORDILLERA VALLEY CLUB

Located on a private cul-de-sac this exquisite home is Cordillera Valley Club's premier property. 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. Huge reduction to \$2,900,000



Photos: Scott Cramer

CORDILLERA



166 CIMARRON TRAIL
THE RANCH

Just minutes from the gate & clubhouse in the highly desirable Cimarron neighborhood, this 5 bedroom, 4,745 sqft beauty offers an exceptional floorplan with spacious main level master & study. Soaring wrap-around windows capture gorgeous views across the fairways to Castle Peak. The gourmet kitchen with slab granite & top-of-the-line appliances opens to a cozy nook. The outdoor living is without peer & includes expansive decks, private patios & mature landscaped gardens. \$1,795,000



355 GRANITE SPRINGS
THE RANCH



161 LEGACY TRAIL
THE RANCH

Awe-inspiring views of the Gore Range & Teapot Mountain abound from this 6.45-acre site. Private & quiet, this is the perfect lot for your Colorado dream home! Soils & perk tests completed & complete building plans available for purchase. \$275,000

One of the best lots left in the Valley Club! Spectacular views from New York Mountain Range to Vail's Game Creek Bowl. A private backyard setting, this is the ultimate Colorado homesite. Just minutes to Edwards, Beaver Creek & Vail. \$495,000



View from 115 Alhambra Place

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.



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

LAS VISTAS #22 SINGLE TREE

This spacious 4 bedroom, 4 bathroom town home is south facing & has wonderful views of Arrowhead ski mountain runs & sunsets. Just a short walk to Sonnenalp golf club & Balata restaurant. The 2,670 sqft home is perfect for a large family, or to share with another couple, sleeps 10 easily! \$725,000 partially furnished.



EDWARDS



LAS VISTAS #26
SINGLETREE

Beautiful 2,516 sqft townhome offers 3 bedrooms & 3.5 bathrooms, an office, a large deck & an oversized attached garage. High-end finishes include hardwood floors, stone fireplace, soaring windows & granite counters. Please call for pricing.



1077 GOLD DUST DRIVE
HOMESTEAD

This .31-acre home site is one of Homestead's finest lots. With great privacy, set at the end of a cul-de-sac, this beautiful site has unobstructed 360-degree views of Colorado mountains. Easily buildable this lot is sunny, flat, & gently perched above surrounding homes. Enjoy the newly renovated Homestead Court Club. Just five minutes to downtown Edwards
Reduced to \$379,000



1937 WEST LAKE CREEK ROAD
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! Reduced to \$865,000

RIVER PINES #B204 EDWARDS

Truly a remarkable River Pines 3 bedroom not to be missed by the discerning Buyer! Mint-condition with upgrades & updated finishes too numerous to list. Fully furnished, turn-key. Mesmerizing apres ski Sunshine perfect for entertaining! On one of the most private portions of the Eagle River/B Building. The biking & hiking path along the River is just a short stroll to Riverwalk shops & restaurants. 5 minutes to Ski! Ranked #1 Ski Town in America. \$449,000



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 290 Global Partners that, in the past 12 months, have generated over \$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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Gateway & Leverage: Local real estate expertise, global reach beyond compare.

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Telluride, Colorado 13 Beds, 28 acres \$17,900,000



Greenwich, Connecticut 5 Beds, 8.21 acres \$5,995,000



Dallas, Texas 7 Beds, 7.5Baths \$6,295,000



South Carolina 5 Beds, 5,308sqft \$1,275,000

NATIONAL & INTERNATIONAL PROPERTIES



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



Malibu, California 3 Beds, 2.5 Baths \$3,100,000



La Canada, California 7 Beds, 8,005sqft \$6,750,000



Thailand 5 Beds, 6 Baths \$8,500,000



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



Costa Rica 5 Beds, 2.5 acres \$5,500,000



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



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

COMMERCIAL



RIVERWALK AT EDWARDS

Amber C104 is a 1,113 sqft finished unit with bathroom. \$24/sqft

1,420 sqft street level retail or office space next to Zino's with bath, kitchen & furnishings. \$25/sqft

Opal C101 is 1,239 sqft on the river with great finishes & wonderful location. \$20/sqft

Opal C102 is a 1,141 sqft street level, nicely finished space with river exposure. \$20/sqft

Opal C103 is a 1,233 sqft corner space on street level, river side. 3 spaces & 3 entrances. \$20/sqft

Opal C106 offers 873 sqft with an A+ location close to Starbucks. \$25/sqft or for sale at \$400,000

1,381 sqft retail space with an incredible location across from the movie theatre. \$565,000

COOLEY MESA ROAD

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

GATEWAY'S RECENTLY SOLD PROPERTIES

Select Properties Recently Sold by Gateway Land & Development Real Estate



Arrowhead 4 Beds, 5,148sqft \$2,350,000
Sold by Gateway



Beaver Creek 5 Beds, 3,315sqft \$3,250,000
Listed by Gateway



Beaver Creek 6 Beds, 7,289sqft \$3,000,000
Listed by Gateway



Cordillera Ranch 5 Beds, 5,361sqft \$2,277,900
Sold & Listed by Gateway



Cordillera Valley 6 Beds, 5,193sqft \$2,300,000
Listed by Gateway



Edwards 2 Bedroom, 1,545sqft \$553,000
Listed & Sold by Gateway



Edwards 3 Beds, 1,314sqft \$449,000
Listed by Gateway



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

Please visit our RIVERWALK AT EDWARDS office

280 Main Street Suite C102 888.278.9601 970.926.6777



And stop by our VAIL VILLAGE office

183 Gore Creek Drive Suite 5 855.790.6777 970.790.6777

GATEWAY'S TEAM



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