



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.



#### ONE WILLOW BRIDGE ROAD FRACTIONAL OWNERSHIP

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 bedroom, 2 bathroom, 1,600 sqft with top-of-the-line finishes & mountain views. 7 weeks/year plus unlimited use on space available basis. \$390,000







#### VAIL INTERNATIONAL #312 LIONSHEAD

This affordable 3 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 \$685,000





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 partially furnished.







# 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







#### 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.



# RANCHES



#### EAGLE RIVER ESTATES

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. \$975,000 Broker/Owner





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



#### 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

# RANCHES & LAND



2564 EMPIRE VALLEY DRIVE LEADVILLE

This spectacular 2 acre site is secluded with mature aspen trees, pine trees & gorgeous snow-capped mountain views. Located in Beaver Lake Estate where private, buildable lots abound 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. \$53,900

#### ONE FINGER ROCK YAMPA

This beautiful land consists of two 20 acre parcels which can be purchased together as a 40 acre parcel. These flat & easily buildable lots are located on the top of the mountain with sweeping 360-degree views. This land is currently used for grazing cattle from neighboring properties. A must see. Call for pricing.





# 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



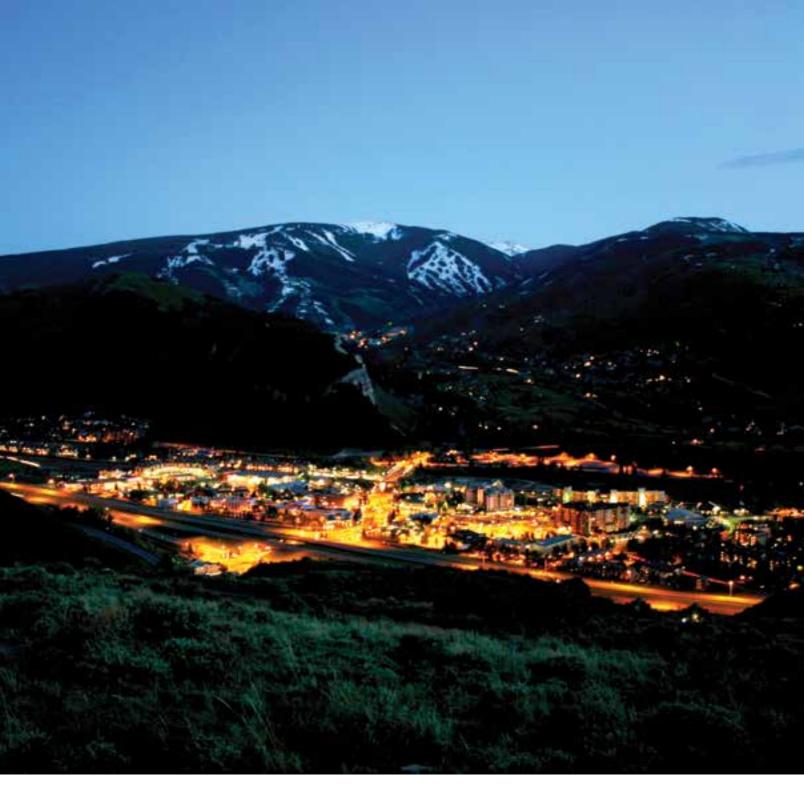
ONE ARROWHEAD PLACE #A403

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

#### 54 CRESTA ROAD #I-2

5 bedroom town home located steps to the slopes & Alpine Club. Enter from the heated stone walkway or elevator from underground parking. Enjoy main-level living with vaulted ceilings, large windows & the master suite & study on the first level. The walk-out rec room has a media room, fireplace, pool table, & massive Texas-style bar. Walk to pool, hot tub, tennis courts, CCR & Vista restaurant! \$1,695,000





# AVON

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 word-class resort that offers a 23,000 sqft spa & fitness center, signature restaurant & a gondola that offers skiers & riders a lift to Beaver Creek. In the heart of Avon, the Riverfront Village features a world-class resort with signature restaurant & a gondola that offers skiers & snowboarders a quick & easy lift to Beaver Creek & Bachelor Gulch.



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. \$299,900 furnished

#### 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



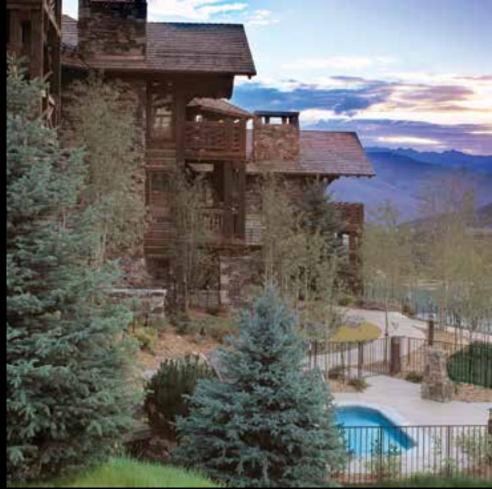


# BACHELOR GULCH

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 in 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.







**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. Call for pricing.

#### 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.





# 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.

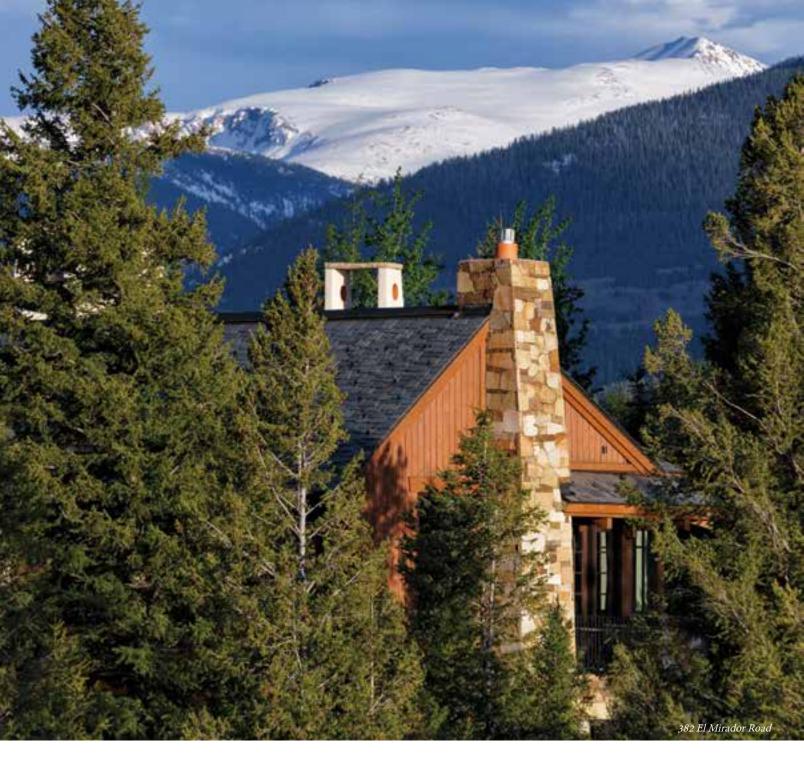


CREEKSIDE #B309
BEAVER CREEK

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! \$780,000







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.



## 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







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. \$1,745,000



#### 150 GREY HAWK LANE THE RANCH

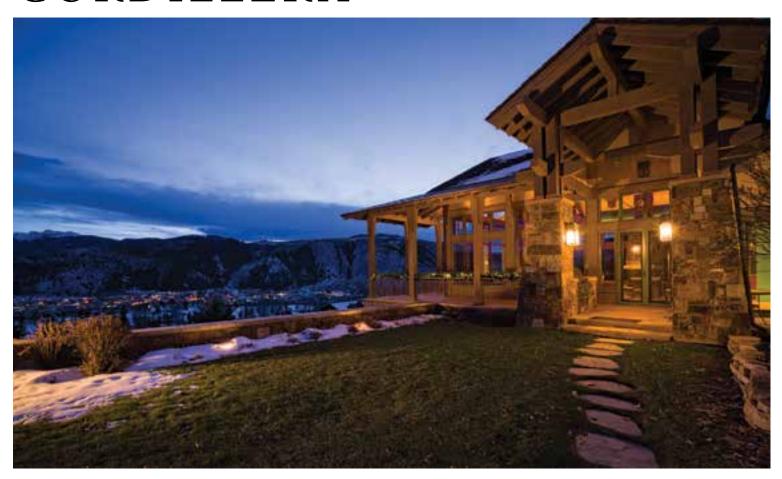
This stunning home offers beautiful, sweeping vistas. Located just 2 minutes from the gate, this residence has main level living with the spacious master & cozy study, both on the first level. A gracious living room boasts vaulted ceilings & spectacular stone fireplace & the gourmet kitchen is contiguous 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. \$1,750,000



#### 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. \$3,400,000





#### 81 ELK RUN COURT CORDILLERA VALLEY CLUB

Located on a private cul-de-sac this exquisite home is the 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 \$2,750,000







#### 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







#### 219 ASPEN MEADOWS ROAD THE RANCH AT CORDILLERA

This beautiful 5,462 sqft home is set on a 2.2 acre aspen-laden homesite with exquisite views. Mountain modern feel offers clean-cut wood beams, hand-hewn logs & 4 handsome fireplaces. The outdoor living is unparalleled with expansive e-pay wood deck that wraps around the home. The master suite offers stone fireplace & opens to large deck & the 6 bedroom bunk room & large recreation room are perfect for entertaining. Gondola One ski membership included. \$2,395,000





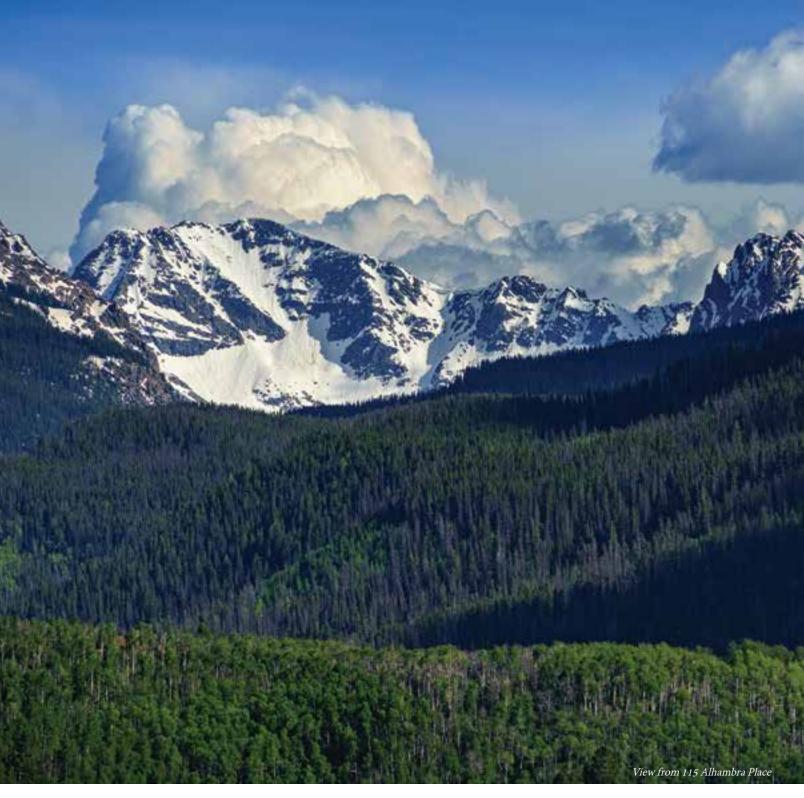


## 2486 FENNO DRIVE THE RANCH AT CORDILLERA

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







# 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.



1937 WEST LAKE CREEK ROAD LAKE CREEK

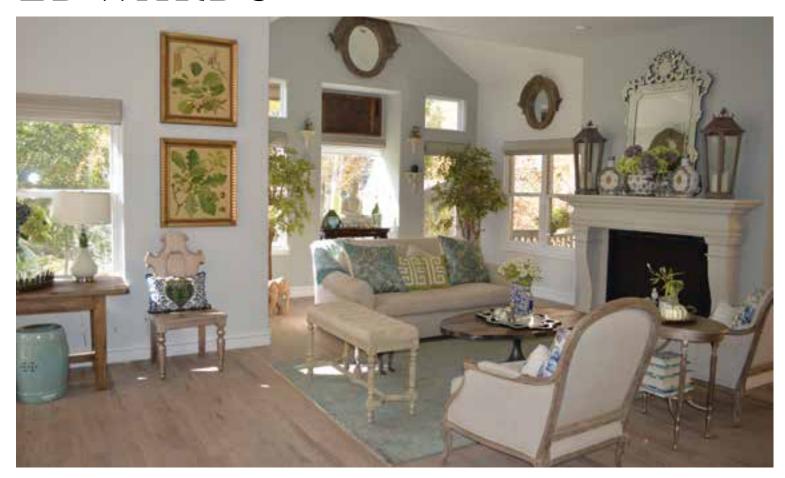
This spectacular 4.1 acre home site features everything you look for in a setting for your dream residence: views, privacy, sun & just a short distance to down town Edwards. Also, you have the ability to pick your building site. Ready for you to build! Reduced to \$865,000

#### LAS VISTAS #26 SINGLETREE

Beautiful and spacious 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. Just a short walk to Sonnenalp golf club & Balata restaurant. \$1,250,000



#### **EDWARDS**



#### 197 REMINGTON TRAIL HOMESTEAD

This remodeled single family home is set on a quiet & sunny homesite at the end of a cul-de-sac in upper Homestead. With 5 bedrooms & 3,367 sqft, it is the ultimate residence. The main level features an open floorplan, vaulted ceilings, large windows, & a stunning gourmet kitchen. The main level master suite boasts a fireplace & beautiful bathroom. The lower level is perfect for entertaining guests, with a rec room & small patio. A 400-sqft studio lockoff offers a private mother-in-laws quarters, or rental income opportunity. Offered for \$1,100,000





## EDWARDS



216 MAIN STREET #R316 RIVERWALK

This wonderful condominium boasts a floor plan that is bright & open. Views to the south & southwest create sunny spaces. Indoor parking offers great convenience. Located in the coveted Amber Building, this home is just steps from Riverwalk shops, movie theatre, market, and bike path. \$269,000

#### 225 MAIN STREET #R302 RIVERWALK

2 bedroom, 2 bathroom condo features 1,375 sqft in the desired Opal building. Great floorplan & wonderfully maintained with multiple upgrades. Sunny home with great views of Eagle River & Vail's Back Bowls. Private underground garage with elevator to condo. Steps from restaurants, shops, movie theatre & market. \$599,000



## COMMERCIAL



225 MAIN STREET #C016, Riverwalk at Edwards
One of best retail spaces in Riverwalk. 873 sqft on street level with great exposure. Lease in place.
\$399,000

27 MAIN STREET #C103, Riverwalk at Edwards
Great location next to Zino Restaurant. 1,420 sqft street level office space with bath & kitchen.
\$25/sqft/year lease

34295 US HIGHWAY SIX, Riverwalk at Edwards 1,318 sqft space across from the Movie Theatre. Great exposure & foot traffic. \$565,000

#### COOLEY MESA ROAD, Eagle Airport

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 \$544,500
 240 Cooley Mesa Road, 1.170 acres \$509,650
 260 Cooley Mesa Road, 1.869 acres \$814,570

#### GATEWAY'S RECENTLY SOLD PROPERTIES

Select Properties Recently Sold by Gateway Land & Development Real Estate



Arrowhead Listed by Gateway

6 Beds, 6,205sqft

\$3,650,000



Arrowhead Listed by Gateway

.6 Acre Homesite

\$1,100,000



Sold by Gateway

6 Beds, 5,247sqft

\$1,385,000



Beaver Creek Listed by Gateway

6 Beds, 7,289sqft

\$3,000,000



Cordillera Ranch Sold & Listed by Gateway

5 Beds, 5,361sqft

\$2,277,900



Cordillera Valley Listed by Gateway

6 Beds, 6.5 Bath

\$2,350,000



Vail Listed by Gateway

Beds, 1,114sqft

\$565,000



Vail Sold by Gateway

Beds, 4,206sqft

\$2,650,000

#### 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.

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

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Aspen, Colorado

4 Beds, 2.75 acres

\$5,700,000



Tortola, B.V.I.

5 Beds, 4 Baths

\$1,500,000



Big Island, Hawaii

6 Beds, 6 Baths

\$12,900,000



Costa Rica

3 Beds, 7,000sqft

\$2,500,000

#### NATIONAL & INTERNATIONAL PROPERTIES



London, England 11 Beds, 34 Acres



Austin, Texas Call for Pricing 3 Bed Condos



Chicago, Illinois

3 Beds, 3.5 Baths \$2,250,000



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



Cannes, France

3 Beds, 3 Baths

€1,995,000



San Francisco

1 Bed, 1 Bath

\$1,100,000



London, England

4 Beds, 4,012sqft

£13,950,000



Mykonos, Greece

9 Beds, 7 Baths

€5,500,000

#### GATEWAY'S TEAM



Suzi Apple, Owner 970.376.5417 apple@gatewaytovail.com



Aubrie Apple 970.376.5016 aubrie@gatewaytovail.com



Bethany Boston-Johnson 970.390.4347 bethanyj@vail.net



Nancy Burton 970.343.2869 nburton@vail.net



Annette Caputa 303.704.0626 annette@gatewaytovail.com



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



Joanna Kerwin 970.471.1852 joanna@gatewaytovail.com



Teri Lester 970.376.0779 tlester@gatewaytovail.com



Suky Medina 919.619.9905 suky.media@gmail.com



Patrick Mitchell 970.393.3292 mtnmitchells@comcast.net



Greg Peterson 970.331.1333 greg@gatewaytovail.com



Demetrius Poulios 970.471.4659 demop57@gmail.com



Dean Quint 313.600.8330 dq@gatewaytovail.com



Betsy Randall 970.401.3011 betsy@gatewaytovail.com



Robert Schilling 970.390.0705 robfromvail@gmail.com



Doug Schwartz 970.390.4660 dougs@gatewaytovail.com



Ashley Smith 970.376.5742 ashley@gatewaytovail.com



Keith Thompson 970.331.5805 keith@gatewaytovail.com



Karla Werchek 847.727.4201 karla@gatewaytovail.com



Betty Ann Woodland 970.376.3155 bettyann@gatewaytovail.com

#### Please visit our RIVERWALK AT EDWARDS office

280 Main Street Suite C102 888.278.9601 970.926.6777



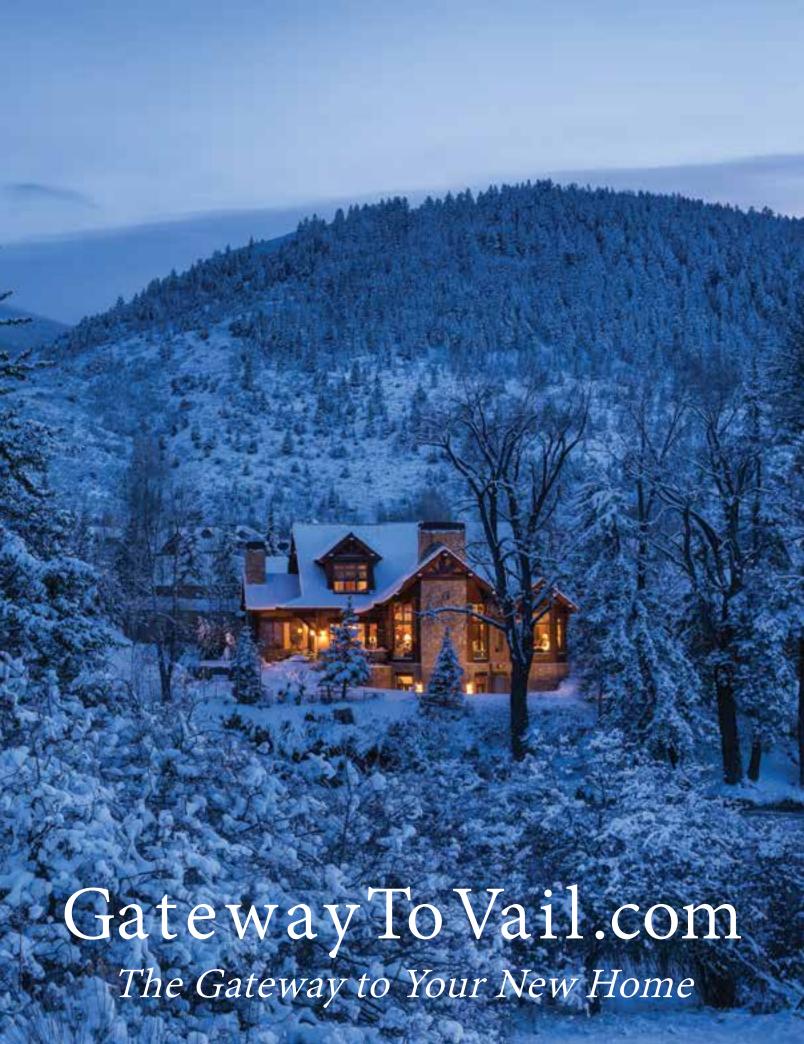
#### And stop by our VAIL VILLAGE office

183 Gore Creek Drive Suite 5 855.790.6777 970.790.6777











115 ALHAMBRA PLACE, Cordillera Divide Front Cover: 81 ELK RUN COURT, Cordillera Valley Scott Cramer

# GATEWAY | land & development | | | | REAL ESTATE

RIVERWALK AT EDWARDS 280 Main Street Suite C102 Edwards, Colorado 81632 888.278.9601 970.926.6777 VAIL VILLAGE 183 Gore Creek Drive Suite 5 Vail, Colorado 81657 855.790.6777 970.790.6777

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