

# REAL ESTATE BUYER'S GUIDE

## WINTER 2014



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land & development  
REAL ESTATE

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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 & yet is distinguished 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.



PHOTO: SCOTT CRAMER

## POTATO PATCH #30

Rare, fully remodeled 3 bed, 3.5 bath, 2,726 sqft home in the Potato Patch Club. This residence features the highest finish- level including integrated plaster walls, gourmet kitchen & vaulted wood ceilings. The expanded dining room spills into a private landscaped courtyard with intimate patios & decks complementing each of the bedrooms. The spacious master suite with spa includes his/her vanities & a generous sitting area. Common amenities include 2 clay tennis courts, pool & hot tub. \$1,495,000

## FALLRDIGE #312

Wonderful 1,866 sqft, 4 bed, 3 bath condominium located on the Vail Golf Course. Enjoy magnificent views of the snowy Gore Range peaks from the deck. Just steps from the Vail Golf Clubhouse, driving range, & Nordic center. The kitchen features stainless steel appliances & granite countertops. Enjoy the amenities including a front desk operation, pool, hot tub & underground parking. \$1,025,000 furnished





## GORE CREEK PLACE #10

*Under Contract*

Rare opportunity to own an exquisite 5 bedroom, 5.5 bathroom home in Gore Creek Place. Walk to the ski lifts or enjoy gorgeous, south-facing sunny views to Vail Mountain & Gore Creek from your expansive stone deck. This elegant 4,294 sqft mountain residence features a grand living room with vaulted ceilings, generous main level master, ample recreation room, private hot tub, oversized two-car garage, luxurious furnishings & exceptional finishes.



PHOTOS: SCOTT CRAMER

## NORTHWOODS #B310

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, detailed wood trim work, & large windows & 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 full gym, spa, pool, & private ski locker. \$3,990,000





ONE WILLOW BRIDGE ROAD #301  
FRACTIONAL

This intimate complex offers the utmost privacy & security with luxury ownership at only a fraction of the cost in one of the most exclusive developments in Vail. Two bedroom, two bathroom, 1,600 sqft with stunning Vail Mountain views & exceptional location on Gore Creek. Partial interest allows seven weeks per year plus unlimited use (on a space available basis with no additional charges.) Offers easy access to amenities that are too extensive to list! \$465,000 furnished



VAIL CORE #4

Wonderful Vail Core 635 sqft studio plus loft. Upgraded kitchen & bath gives a spacious feel. Owners have access to Village Center's year-round pool & hot tub. Vail Village & Solaris are out your door with all it has to offer but at a fraction of the price of any of the properties around! Walk to many restaurants, skiing, Ford Amphitheater, bike & walking paths. This is truly an opportunity not to be passed by. \$610,000 furnished

MANOR VAIL #103

A rare opportunity to own the best location in Manor Vail. Enter your tastefully remodeled 3 bed, 3 bath, 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 from living room & sunny patio. \$2,150,000 beautifully furnished



PHOTO: SCOTT CRAMER

MANOR VAIL #167D

Fabulous one bedroom, 687 sqft residence walks out to Gore Creek! Private with a stream running in the background & forest all around. Steps to Gerald R. 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 beautiful swimming pools & 2 hot tubs. Extravagant landscaping & remodeled Spa & Fitness Club. Prime location within Manor Vail! \$699,000



MANOR VAIL #267D

One bedroom, one bathroom condo with A+ location in Vail Village across from Golden Peak & Chair 6 - Riva Bahn! Walk to Ford Park to the Ballet or to the Bravo Festival! Walk steps to ski! 687 sqft facing Gore Creek & beautifully wooded surround. Tremendous rental opportunities, new swimming pools & hot tubs, addition of elevators! Front Desk, in-room dining, concierge, restaurant & lounge on-site. Come see the new Manor Vail! \$695,000 furnished



# VAIL DEVELOPMENT



THE FOUR SEASONS

Residence Club owners have full access to Four Seasons Resort & Residences Vail amenities & services including: ski concierge at the base of Vail Mountain’s Vista Bahn lift; spa, fitness center, 75-foot pool, fine dining restaurant, business center, child care, teen room, & 24 hour in room dining. Residence Club owners also enjoy pre-arrival services (grocery shopping, dinner & spa reservations, childcare & activities planning). Daily residence housekeeping & year-round private owner’s storage. Call for opportunities!



THE RITZ CARLTON RESIDENCES

The Ritz-Carlton Residences are now available for move in! The 71 whole Ownership Residences & 45 Destination Club residences offer a new luxury standard of living right at the base of Vail’s Ski Resort. Right now there is a window of opportunity to secure a condo at one of the best values in Vail. Step out your door & enjoy miles of powder skiing, exceptional mountain views, 300 days of sunshine, & Vail’s first class restaurants, shopping, & entertainment. Call now for details & Buyer Incentives!

# UPDATES



THE SOLARIS

The Solaris Residences may be Vail’s finest Real Estate & offer exceptional amenities: an outdoor ice rink, public plaza, 3 movie theaters, shops, casual & fine dining, a 10 lane bowling alley, private swimming pool & hot tub, private spa & fitness facility, heated underground garage, valet parking & bell service. The residences feature the finest finishes & most advanced technology, as well as cathedral ceilings, air conditioning, & ski lockers at the lift & ski valet. Located in the center of Vail Village, Solaris is unmatched in style. Call for a personal tour!

THE ARRABELLE

Vail Arrabelle Condominiums are the perfect ski retreat for those who want to walk out their door & take a gondola ride to ski the powder in Vail. Conveniently located in Lionshead, the luxurious Arrabelle condominiums offer magnificent views of skiers coming down Vail Mountain. Enjoy the heated outdoor pool, spa, underground heated parking, ski storage, nearby gourmet restaurants, specialty shops, & music on the patio. Call for pricing on the numerous options.





# 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 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, buildable lot with mature aspens & pines & gorgeous snow-capped mountain views. \$53,900

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

ONE FINGER  
ROCK  
YAMPA

This land consists of two 20 acre parcels with 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 literally 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. Call for pricing.



PHOTOS: SCOTT CRAMER



## EAGLE RANCH ESTATES EAGLE/GYPSUM

This ranch affords blissful tranquility amid 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 two 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.



## 47 WINDERMERE CIRCLE

This 7,080 sqft single family home is located on unquestionably one of Arrowhead’s finest sites. Overlooking huge views across the 2nd & 3rd fairways of the Jack Nicklaus Signature Course, this stunning residence offers everything including main level living with spacious, vaulted great room, a separate formal dining room & a generous gourmet kitchen with adjacent hearth room. Numerous stone patios are perfect for outdoor entertainment & capturing Castle Peak & the sunsets. Gorgeous reclaimed hickory floors, 6 bedroom suites, library, workout room & wet bars are just some of the great qualities this house has to offer. \$3,850,000



PHOTOS: SCOTT CRAMER



PHOTO: SCOTT CRAMER

## 267 EAGLE RIVER ROAD

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

### VILLAGE TOWNHOME #A4

Immaculate 3 bed, 3.5 bath town home strategically situated at the end of the building which offers private entry, secluded patio & soaring vaulted ceilings in every room. This 2,103 sqft home offers main level living with a large, gracious master suite and 180-degree views. Underground parking & walking to all of Arrowhead's endless amenities including Country Club of the Rockies, the Alpine Club, Vista restaurant & skiing. Call for pricing.



# 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. Call for pricing.

### 4 AMBLESIDE PLACE *Under Contract*

This phenomenal 5 bed, study, 4.5 bath completely remodeled Greens residence is situated on a large, sunny corner site protected by a grove of mature pine trees. The home offers stunning, modern finishes including wood floors, iron railings, new cabinetry, Alder doors, light fixtures, Ralph Lauren carpet, window coverings, 2 fireplaces & a huge recreation room with fabulous wet bar. Brand new custom kitchen with stainless steel appliances, working island, breakfast nook & custom eating bar. Three separate living areas & a two car garage make it the perfect home for large families.





PHOTO: SCOTT CRAMER

# AVON

The town of Avon is located at the base of the preeminent Beaver Creek Resort & is only minutes from Vail. This community, which boasts beautiful parks, restaurants, shops, hotels, & a setting on the glorious Eagle River, is known as the down valley center of business. In the heart of Avon, the Riverfront Village features world-class resort that offers a 23,000 sqft newly renovated spa & fitness center, a signature restaurant & a gondola that offers skiers and riders a ride from the valley floor up to the ski terrain of Beaver Creek, Bachelor Gulch & Arrowhead. Additionally, the Avon Recreation Center offers an indoor pool, water slide & fitness center. The new energy brought in by the Hoffman family promises the best days are ahead!

# AVON



37247 US HIGHWAY SIX PENTHOUSE #309  
BROOKSIDE PARK

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



126 RIVERFRONT LANE #414  
WESTIN RIVERFRONT

Wonderful opportunity to own at the celebrated Westin Resort rated #1 by Conde Nast Top 50 hotels in North America. This 463 sqft studio home features a preferred floor plan with kitchenette & private balcony. Amenities are endless & include a first-class fitness facility, salt water pool, three infinity hot tubs, & underground heated parking. Call for pricing.



126 RIVERFRONT LANE #331  
WESTIN RIVERFRONT

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, & three infinity hot tubs. LEED certified & pet friendly. \$312,000 furnished



# 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 three 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, a sumptuous spa, grand fitness amenities, & awe-inspiring views across Colorado’s peaks & ski slopes.

# BACHELOR GULCH

## 130 DAYBREAK RIDGE RITZ RESIDENCE

Experience the exceptional luxury & services at The Ritz-Carlton. This one 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 top notch. The 1,020 sqft unit was completely refurbished in February 2013 with all appliances & furnishings. \$815,000



## 31 SKYWATCH COURT

Set on the Bachelor Gulch ski slopes this exceptional 5 bed, 6.5 bath 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 defining the vaulted ceiling which captures gorgeous ski slope views. A heated patio & hot tub overhanging the ski mountain create the ultimate ski home. Call for partial ownership opportunity.



## 1087 BACHELOR RIDGE SETTLERS LODGE #201

Enjoy ski slope views from this sunny, south-facing 1,786 sqft condo in the heart of Bachelor Gulch. 3 bed and 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

# BEAVER CREEK

Often considered Vail’s sister, Beaver Creek is an exquisite mountain community that graces the heart of the Vail Valley’s ski country. This sophisticated yet charming village offers luxurious restaurants, elegant galleries & shops, & boasts a year-round ice rink as well as the gorgeous 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.

## 285 HOLDEN ROAD

Enjoy all Beaver Creek has to offer with this beautiful 5,742 sqft estate nestled on a bright, sunny homesite 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, & a media corner & wet bar create wonderful entertaining spaces. Call for pricing.



PHOTO: SCOTT CRAMER

## 133 SOUTH FAIRWAY

Boasting a wooded, private lot, & conveniently located just minutes to the ski base & village, 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 & includes a family room & wet bar. Multiple large decks create amazing outdoor enjoyment. Great for multiple families or corporate retreat. \$3,475,000



PHOTO: SCOTT CRAMER

## 220 ASPENS LANE #3

Stunning ski slope views of Beaver Creek’s Strawberry Park lift are framed by large windows in the great room of this spacious 4 bedroom town home. Over 3,100 sqft with hardwood floors, large study, elevator, & a coveted 2-car garage. Ski-in/ski-out to your back door for the world-renowned Beaver Creek slopes. Incredible location within walking distance to all Beaver Creek including the Vilar Center, Beaver Creek golf course & Beaver Creek village shopping & dining. \$1,845,000





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.

# CORDILLERA



## 267 EL MIRADOR THE DIVIDE AT CORDILLERA

Unquestionably one of the most spectacular sites in all of Cordillera! Gorgeous Eastern views 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



PHOTOS: SCOTT CRAMER

# CORDILLERA



## 308 BEARDEN ROAD THE RANCH AT CORDILLERA

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. An incredible value for \$4,995,000



PHOTOS: SCOTT CRAMER

# CORDILLERA



## 285 LITTLE ANDORRA THE DIVIDE AT CORDILLERA

Truly one of the most spectacular residences in the entire Vail Valley! This 7,413 sqft residence features 5 bedroom suites, 7 bathrooms, a cozy library with custom bookshelves & fireplace, a gracious kitchen with hearth room & formal dining area. Vaulted ceilings & soaring windows capture expansive & unobstructed mountain views. The home offers spacious yet intimate living spaces with exquisite finishes & details. The breathtaking 4.5 acre aspen-laden home site with large lawn features multiple outdoor living spaces including covered decks & a large stone patio with Pergola cover, fireplace & spa. \$4,000,000



PHOTOS: SCOTT CRAMER

# CORDILLERA



## 240 ELK SPRINGS THE RANCH AT CORDILLERA

Gorgeous 5 bedroom, 4.5 bathroom, 4,998 sqft post & beam single family residence which 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 and the hearth room overlooks a pristine aspen forest. \$2,495,000



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 greet 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 two 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. 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. DBR approved house plans are available. \$895,000

### 1485 BEARD CREEK TRAIL LOT 16 FILING 2

Beautiful .57 acre home site nestled down on the 6th Fairway at Cordillera Valley Club. Protected views of the Sawatch Range offer big vistas across the lush grounds. Bordered on the west perimeter by the year-round, continuous flow spring creek. This is a rare opportunity to enjoy Cordillera Valley Club without any visual impact. \$595,000



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, & five 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 park features a myriad of businesses with Costco at its center.



PHOTO: SCOTT CRAMER

## EAGLE RANCH ESTATES

This ranch affords blissful tranquility amid 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 \$1,200,000 to \$875,000 Broker/Owner





PHOTO: SCOTT CRAMER

# EDWARDS & HOMESTEAD

Set upon the glorious Eagle River, distinguished by its congenial entertainment setting 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. Boasting an athletic club, indoor pool, tennis & racquet courts & kid’s club, Homestead is your true “local’s” neighborhood.

## 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, two bedrooms & bathrooms, & recreation room with bar. This level could easily be a separate lock-off. The homesite is set against a forever conservation easement, providing a private & quiet setting. \$869,000

## 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 large deck. Private oversized 2 car garage. Extensive upgrades include custom window coverings, & air conditioning. Furnishings are negotiable. \$1,175,000

## 333 WEST BEARD CREEK#A306 EDWARDS

This 2 bed, 2 bath, 1,038 sqft condominium is completely updated & the appliances renovated. Beautiful finishes include knotty alder cabinetry, handsome wood floors, huge stone fireplace, iron railings, & stunning wood beam ceilings. The gourmet kitchen features stainless steel appliances & warm cabinetry. Sweeping views of the valley & up to Sawatch Range complete this home. \$349,000

## 52 ANDOVER TRAIL HOMESTEAD

4 bed, 4.5 bath home has stunning Castle Peak & western views framed by large windows. The living room features vaulted ceilings & stone fireplace. The gourmet kitchen features slab granite, double ovens, & stainless appliances. Enjoy afternoon sun on new deck adjacent to the large yard & gardens. The master suite has walk-in closets & a remodeled bath with granite, a large Euro-glass shower, spa bathtub, & double sinks. Call for pricing.





34 WHISKEY RIDGE  
PHOTO: SCOTT CRAMER

# LAKE CREEK

Private & luxurious, Lake Creek is an extremely desirable place to call home. The lush valley features dramatic views of the New York Sawatch Mountain Ranges, meandering creeks, thriving forests, waves of Aspen groves, & hiking & biking trails. This land is arguably the most picturesque setting of the entire Valley & is protected to ensure only limited development & to maintain the gorgeous horse pastures & rustic ambiance. With a private & remote setting, Lake Creek is conveniently located minutes to downtown Edwards & all of its dining & shopping opportunities.



PHOTO: SCOTT CRAMER

## 804 EAGLE CREST ROAD

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 two bedrooms & two bathrooms. \$1,600,000

## 49 IDLEWILD PLACE B

This 3 bed, 2.5 bath rustic log home offers views to the Sawatch Range & mountain vistas from the wrap-around deck. A large family room, kitchen & dining area make this the perfect getaway to gather around the wood-burning fireplace with family or friends. Enjoy grand vistas of Lake Creek Valley enhanced by the sounds of the creek & the quaking aspens outside your windows. This can be your private mountain paradise just minutes from hiking, skiing, & downtown Edwards. \$795,000





## 34 WHISKEY RIDGE ROAD

Rising from the celebrated Lake Creek Valley, this 12,521 sqft estate graces 4.5 exquisite, private acres. Designed to showcase the dramatic surroundings, this unique masterpiece features 10 individual walls of glass that disappear to create a seamlessly integrated indoor/outdoor oasis. The master suite wing is breathtaking & includes a gorgeous Limestone & Marble spa bathroom, 2 dramatic fireplaces, an elegant yoga & meditation sanctuary & 2 private terraces. No detail has been overlooked as this home is sure to satisfy every desire & includes an elevator, an extraordinary study with commanding views, glass bridge walkways, an exercise room, outdoor dining & BBQ terraces with pizza oven & a sleek reflection pond. The guest house offers the ultimate escape with 2 bedroom suites, kitchen, living room, & awe-inspiring views. Originally priced at \$17,500,000 & now offered for \$12,750,000



PHOTOS: SCOTT CRAMER



PHOTO: BILL WILLINS



PHOTO: SCOTT CRAMER

# RED SKY RANCH

Rising above Wolcott, conveniently located 25 minutes from Vail & 20 minutes from the Eagle County Airport, this stunning residential golf community offers convenience & exclusivity to its members & homeowners. Red Sky Ranch is home to the nationally acclaimed & multiple award-winning Tom Fazio & Greg Norman golf courses. Offering over 700 acres with 87 exclusive home sites, each home site boasts sweeping Colorado vistas & views that seem to never end.



## 199 EAST LAKESIDE TRAIL

Floor-to-ceiling windows capture 360-degree vistas of Fazio fairways, to Castle Peak to Bellyache, to the Back Bowls in this stunning 6,788 sqft, 5 bed, 5 bath plus 2 powder room, Scott Turnipseed designed home. The entry opens to a spectacular great room with stone fireplace, Walnut flooring & Alder doors. The dining room opens to an expansive stone patio with kitchen. The grand Alder & slab granite kitchen offers Wolf Oven & Range, 2 dishwashers, Sub-Zero Refrigerator, wine cooler, custom island & walk-in pantry. The adjacent hearth room offers a stone fireplace with large windows capturing North to South views. The large main-level master provides an intimate, private setting, a flagstone fireplace, wool carpeting, & unequalled master bathroom. The adjacent study with closet enjoys lake & golf course views. The main-level 2nd master captures golf course views with glass sliding doors. The rec room above the 3-car garage is a perfect entertainment area with additional bedroom suites. Offered for \$3,395,000



PHOTOS: SCOTT CRAMER



PHOTO: SCOTT CRAMER

# COMMERCIAL

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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

326 PLANE STREET  
GATEWAY AIRPORT CENTER  
GYPSUM  
*Under Contract*

A wonderful commercial opportunity in the Vail Airport Gateway Center. This 2.25 acre vacant lot is flat, very buildable, & has significant traffic. Zoned commercial, this property is in walking distance to the Eagle airport. \$299,000





RIVERWALK AT EDWARDS  
FOR SALE

RETAIL SPACE - Quartz Building C106 offers 841 square feet of prime retail space directly across from Starbucks. The next door unit is also available. Owner will finance with great terms. \$295,000 (also for lease)

RETAIL SPACE - This Quartz Building unit, C107, has wonderful exposure, located conveniently across from Starbucks. 923 square feet with large windows & foot traffic. The next door unit is also available. Owner will finance with great terms. \$325,000 (also for lease)

RETAIL SPACE - 1,381 square foot premium location close to the Movie Theatre & Riverwalk Wine & Spirits. Street level with incredible foot traffic & ample parking. Primed for a successful business. Call for unit number. \$599,000

RETAIL SPACE - 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. \$795,000



RIVERWALK AT EDWARDS  
FOR LEASE

OFFICE SPACE - This is the best office space deal in Edwards! Diamond Building G003 is a quiet & private 801 square foot unit on the Eagle River that has just been refinished & has a bathroom. \$1,800/month all inclusive

RETAIL SPACE - This 733 square foot Diamond Building space is a wonderful opportunity to own in the heart of downtown Edwards. A premium Main Street location, this unit is very visible with a location close to Movie Theatre & Village Market & great foot traffic. \$23/square foot

RETAIL SPACE - Quartz Building C106 offers 841 square feet of prime retail space directly across from Starbucks. The next door unit is also available. \$23/square foot (also for sale)

RETAIL SPACE - This Quartz Building space, C107, has wonderful exposure, located conveniently across from Starbucks. 923 square feet with large windows & foot traffic. The next door unit is also available. \$23/square foot (also for lease)



# WOLCOTT

Wolcott is intended to respond of 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 &, when appropriate, 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.



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 the 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 two 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 contact any of Gateway Land & Development Real Estate’s brokers to provide information on any of the homes sites, brown stones, cottages, river lots, or commercial opportunities currently available.



# GATEWAY'S RECENTLY SOLD PROPERTIES

Select Properties Recently Sold by Gateway Land & Development Real Estate



Red Sky Ranch    4 Bed, 5.5 Bath    \$1,545,000



Vail Village    4 Bedroom, 4 Bathroom    \$6,300,000



Bachelor Gulch    4 Bed, 4.5 Bath    \$1,825,000



Vail    8 Bedroom, 7 Bathroom    \$1,550,000



Cordillera Valley Club    5 Bed, 6 Bath    \$2,000,000



Cotton Ranch    5 Bedroom, 6 Bathroom    \$675,000



Colorow/Squaw Creek    35 acre ranch    \$400,000



Homestead    5 Bedroom, 5 Bathroom    \$799,000

# GATEWAY'S TEAM



Suzi Apple, *Owner*  
970.376.5417  
apple@gatewayland.com



Aubrie Apple  
970.376.5016  
aubrie@gatewayland.com



Judd Babcock  
970.376.3230  
judd@gatewayland.com



Bethany Boston-Johnson  
970.390.4347  
bethanyj@vail.net



Rick Cook, *Managing Broker*  
970.331.3533  
rcook@vail.net



Eustaquio Cortina  
970.471.0626  
ecortina@gatewayland.com



Eustaquio Cortina de la Lama  
970.376.6192  
ecl@gatewayland.com



Betty Guffey  
970.390.8745  
betguff@gmail.com



Jimmy Hallene  
309.236.4494  
jimmy@gatewayland.com



Sandra Kelly  
970.331.4447  
vailrealtor@aol.com



Teri Lester  
970.376.0779  
tlester@gatewayland.com



Suky Medina  
919.619.9905  
suky@gatewayland.com



Filip Petrovski  
970.376.3466  
filip@vail.net



Betsy Randall  
970.401.3011  
betsy@gatewayland.com



Robert Schilling  
970.390.0705  
robfromvail@gmail.com



Doug Schwartz  
970.390.4660  
dougs@gatewayland.com



Ashley Apple Smith  
970.376.5742  
ashley@gatewayland.com



Keith Thompson  
970.331.5805  
keith@gatewayland.com



Julie Weihaupt  
303.929.9898  
julie@gatewayland.com



Betty Ann Woodland  
970.376.3155  
bettyannw6@gmail.com



285 LITTLE ANDORRA, CORDILLERA  
FRONT & BACK COVER PHOTOS: 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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