

BUYER'S RESOURCE

Exclusive Telluride Real Estate

Winter 2008-2009 Update



Edition No. 1

*Artfully uniting extraordinary homes
with extraordinary lives.*



Peaks
Real Estate

Sotheby's
INTERNATIONAL REALTY

Significant Opportunities and New



387 Two Creeks Dr.
Sally Puff Courtney 970.728.3086
New Price \$10,995,000



135 West Galena
Sally Puff Courtney 970.728.3086
New Price \$8,900,000



87 Red Hawk Ln.
Sally Puff Courtney 970.728.3086
New Price \$6,950,000



115 Aguirre Road
Bill Fandel 970.708.4141
New Price \$6,495,000



101 Palmyra Drive
Sue Berg 970.209.5055
New Price \$3,995,000



Mountain Village Lot 139R-1
Ray Bowers 970.728.0708
New Price \$3,840,000



230 San Joaquin
Dan Dockray 970.708.0666
New Price \$3,595,000



110 Adams Way
Lorrie Denesick 970.728.3086
New Price \$2,195,000



North and East Hillside
Chris Binner 970.729.1070
New Price \$1,600,000



311 Fairway Drive
Steve Schneider 970.729.1424
New Price \$1,549,000



The Preserve Lot 10
Micheal Ward
New Price \$1,450,000



Westermere Unit 211
Sue Berg 970.209.5055
New Price \$1,350,000



Owl Meadow Unit 27
Steve Schneider 970.729.1424
New Price \$995,000



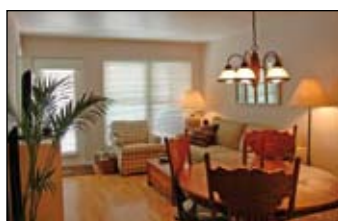
1660 Snowden Street
Micheal Ward
New Price \$985,000



Parkside Unit 102
Sally Puff Courtney 970.728.3086
New Price \$925,000



Aldasoro
Sally Puff Courtney 970.728.3086
New Price \$835,000



Fall Line Unit 106
Sally Puff Courtney 970.728.3086
New Price \$539,000



333 Silverglance Way
Steve Schneider 970.729.1424
New Price \$439,000



Sky Mountain Ranch Parcel 5
Rick Fusting 970.708.5500
New Price \$425,000

ew Pricing



228 Russell Drive
Sally Puff Courtney 970.728.3086
New Price \$5,995,000



135 East Columbia
Bill Fandel 970.708.4141
New Price \$5,900,000



Mystic Valley Ranch
Bill Fandel 970.708.4141
New Price \$4,995,000



159 Benchmark
Lars Carlson 970.729.0168
New Price \$4,695,000



Lorian Unit 16
Ken Grodberg 970.708.5601
New Price \$2,150,000



Mountain Village Lot 226B
Rick Fusting 970.708.5500
New Price \$2,100,000



113 East Columbia
Bill Fandel 970.708.4141
New Price \$1,750,000



Tristant 114
Steve Schneider 970.729.1424
New Price \$1,649,000



320 West Colorado
Lars Carlson 970.729.0168
New Price \$1,350,000



3800 Peninsula Drive
Matt Hintermeister 970.729.1200
New Price \$1,195,000



10 Stonegate Drive
Micheal Ward
New Price \$1,095,000



3000 Belle Haven Way
Lorrie Denesick 970.728.3086
New Price \$995,000



Bear Creek Lodge Unit 409
Steve Schneider 970.729.1424
New Price \$849,000



9 Stonegate Drive
Micheal Ward
New Price \$765,000



Bear Creek Lodge Unit 109
Sue Berg 970.209.5055
New Price \$699,000



Palmyra Unit 3C
Rick Fusting 970.708.5500
New Price \$599,000



Waterview Lot 8
Rick Fusting 970.708.5500
New Price \$315,000



Sunshine Lodge Unit B
Lars Carlson 970.729.0168
New Price \$265,000



1435 Naturita
Sally Puff Courtney 970.728.3086
New Price \$249,000

SUNNYSIDE RANCH
387 TWO CREEKS DRIVE
AREA SUBDIVISION HOMES

This exceptional residence offers a total of eight bedrooms, 8 full and 2 half baths, and a fabulous location on over 35 acres with Aspen trees and towering views of Mt. Wilson and the ski area. Ideal setting for a family or corporate retreat.

Sally Puff Courtney
970.728.3086

\$10,995,000



119 TOUCHDOWN
MOUNTAIN VILLAGE HOMES

Set upon a beautifully landscaped site of nearly 2.5 acres, the grand lodge is located within the prestigious Touchdown neighborhood. A towering 40 foot Great Room welcomes you through massive double doors. The home offers a pool table, full bar, and elegant dining area.

Bill Fandel
970.708.4141

\$10,800,000

137 TOUCHDOWN - MOUNTAIN VILLAGE HOMES

An exceptional European-style estate on over 2 acres, this custom built residence and separate guest house are both artistically created and technically advanced, while offering the most discriminating finishes, fixtures and furnishings throughout. Features top of the line appliances, electronics, lighting and heating systems.

Bill Fandel
970.708.4141

\$10,600,000



106 HIGHLANDS - MOUNTAIN VILLAGE HOMES

Situated on a 1-acre ski-in/ski-out parcel, this log and stone estate affords the finest in Village living. Offered fully furnished, the home features three Master suites, towering great room, gourmet kitchen, formal dining room, a recreation room with pool table and full mahogany bar and theatre.

Bill Fandel
970.708.4141

\$9,980,000

135 WEST GALENA
TOWN OF TELLURIDE - TELLURIDE HOMES

Blending the perfect combination of luxury, style and convenience with spectacular views and extraordinary outdoor living, this 6 bedroom, 7 full and 2 half bath residence is one of the finest in Telluride. Exquisite finishes of antique timbers, marble slabs, and rich Mahogany woods.

Sally Puff Courtney
970.728.3086

\$8,900,000



138 HOOD PARK ROAD - MOUNTAIN VILLAGE HOMES

This custom log home is over 7800 square feet and has four bedrooms and four and a half baths. The home is situated on a wooded foothill 1.22 acre site in an exclusive neighborhood which offers privacy, views and ski access. The home enjoys abundant natural light and high ceilings, one hundred year old chestnut wood and stone flooring, blonde logs that are hand peeled and four stone fireplaces.

Jill Masters
970.729.3035

\$6,982,000



RED HAWK RANCH

87 RED HAWK LANE - AREA SUBDIVISION HOMES

Unobtrusively perched on 35 acres with spectacular mountain views, this wonderful residence is reminiscent of a turn of the century homestead with every modern amenity. Four bedrooms, 4 full and 2 half baths. Dogs allowed and only 1% transfer tax.

Sally Puff Courtney
970.728.3086

\$6,950,000

111 SAN JOAQUIN

LORIAN 111 - MOUNTAIN VILLAGE CONDOS

Overlooking Double Cabins ski run and the San Sophia Mountains, the ultimate in slope-side living. Six new luxury residences ranging from four to six bedrooms and from 4,000 to 6,800 square feet. Located on a premier ski in/ski out lot in Mountain Village.

Sally Puff Courtney and Lars Carlson
970.728.3086 and 970.369-5621

\$4,000,000 to \$6,000,000



125 NORTH PINION - TELLURIDE HOMES

Casual elegance is the theme that resonates throughout this hidden compound with beautifully manicured landscape and mature tree canopy in one of Telluride's finest neighborhoods. Located a stone's throw from the San Miguel River and across from Town Park, the residence offers convenience, privacy and a welcome retreat.

Jill Masters
970.729.3035

\$5,995,000

150-B WEST COLORADO AVENUE OLYMPIC PENTHOUSE - TELLURIDE CONDOS

Absolutely unique and incomparable. This newly constructed 4,291 sq. ft. luxury residence sits in the center of Telluride with 4 bedrooms, 4.5 baths, two master suites with fireplaces, 2-car garage, and over 800 sq. ft. of deck space. Telluride's finest downtown residence!

Sally Puff Courtney and Banks Brown
970.728.3086 and 970.369-5590

\$5,975,000



MOAB, UT - RANCH AND REGIONAL HOMES
 NAVAJO RIDGE
 3333 FAR COUNTRY DRIVE

Custom home in Navajo Ridge, Moab Utah's premiere neighborhood. 3 bedrooms, outdoor pool with adjacent spa, guest house, staff quarters, located on 7 acres and bordering BLM, rights for horse stables. Offered fully furnished.

Nels Cary
 970.729.1404

\$4,750,000



124 HIGH COUNTRY
 MOUNTAIN VILLAGE HOMES

Breathtaking views from one of Mountain Village's most treasured sites. This private compound is properly situated on 1.3 acres in one of the Village's finest neighborhoods. Steps to easy ski access at Double Cabins run.

Steve Schneider
 970.729.1424

\$4,700,000

119 LODGES LANE - MOUNTAIN VILLAGE CONDOS
 LODGES ON SUNDANCE UNIT 17

The largest log and stone freestanding cabin in Lodges on Sundance. Private ski access to the Sundance ski run. This 6969 square foot, 6 bedroom, 5.5 bath home has ample space for a large family and entertaining. Enjoy protected San Sophia views over wooded Open Space. Beautifully furnished and turn key.

Bill Blueher
 970.729.1729

\$4,500,000



312 BENCHMARK DRIVE - MOUNTAIN VILLAGE HOMES

This masterfully designed 5 bedroom, 5448 square foot home features large windows offering beautiful views of the San Sophia Mountains from every room. The large master suite offers an oversize bathroom & private sitting area with a double-faced fire place. Ski access to the Bridges Ski Trail is a short walk down Autumn Lane.

Lars Carlson
 970.729.0160

\$3,850,000

129 YELLOW BRICK

Ski-in ski-out onto Village Bypass ski run. Walk to Mountain Village and the gondola. Enjoy incredible views of Palmyra Peak and the San Sophia Ridge and spectacular sunsets from the deck and hot tub. This is a frontier log home built by Golden Bear Builders. Amenities include a wood burning fireplace and designer kitchen. Fully furnished and turn-key. Includes wood burning fireplace permit.

Bill Blueher
 970.729.1729

\$3,850,000



350 NORTH WILLOW - TELLURIDE HOMES

Stunning location and views. Exceptional residence high on the sunny side of Telluride. Four bedrooms, 4 full baths, and 1 half bath. Large wrap around deck with staggering views including Ingram Falls, Bear Creek, Town of Telluride, and the Ski Area. Walk to town. Attached heated garage.

Chris Binner
970.729.1070

\$3,795,000



I ELKSTONE PLACE

ELKSTONE UNIT I - MOUNTAIN VILLAGE CONDOS

Prime location with ski access and easy gondola and mountain market access. Beautiful top end finishes throughout. Access to amenities at the new Elkstone building. Heated driveway and road when construction is completed.

Joanne Young
970.729.1638

\$3,695,000

748 EAST COLUMBIA - TELLURIDE HOMES

With European flair this 3 bedroom, 3.5 bath exquisite home offers Telluride's most cherished views from spacious decks and balconies. The desirable, quiet east end location is just minutes from skiing, dining, shopping and walking along the River Trail.

Sandy Sucharski
970.708.1136

\$2,997,000



408 WEST PACIFIC STREET FRANK BAILEY HISTORIC HOMESTEAD UNIT A TELLURIDE CONDOS

New luxury residence of over 2,200 square feet located in the heart of town and just steps from the gondola and skiing. This sophisticated four bedroom, 3 full and 2 half bath townhome offers quality construction and high-end fixtures and furnishings throughout.

Sally Puff Courtney
970.728.3086

\$2,650,000

SKI RANCHES 297 WAPITI ROAD AREA SUBDIVISION HOMES

For the tennis enthusiast! Set on 1+ acre, this 5,000 square foot residence offers privacy and uninterrupted views of Wilson Peak. The home offers a separate guest house/caretakers unit, 3-car garage and generous decks.

Bill Fandel
970.708.4141

\$2,600,000



408 WEST PACIFIC STREET
FRANK BAILEY HISTORIC HOMESTEAD UNIT B
TELLURIDE CONDOS

Elegant and sophisticated 3 bedrooms plus loft, four full and 2 half bath residence in a fabulous location just steps from the gondola and skiing. Large south facing deck with wonderful views, quality construction and high-end fixtures and furnishings throughout.

Sally Puff Courtney
970.728.3086

\$2,350,000



433 WEST COLORADO AVENUE - TELLURIDE HOMES

Own a bit of Telluride history with this quintessential Victorian home just two blocks from the gondola and skiing. Lovely residence with 4 bedrooms, front office/library and charming architectural details. Significant development and/or expansion potential. Features oversized lot plus non-historic structure in back.

Sally Puff Courtney
970.728.3086

\$2,295,000

IRON SPRINGS MESA - RANCH AND REGIONAL HOMES
PAINTED SKY RANCH

Spectacular horse-lover's paradise consisting of a 5,399 sf., 4 bed, 4 bath main home; a 1,280 sf., 3 bed, 2 bath guest/caretaker's home; 3-car attached garage; 5-stall Morton barn; equipment shed, and 2 riding arenas. Just 30 minutes from Telluride, this property has wonderful views of the surrounding mountains.

Michael and Lynn Ward
970.708.0932

\$2,295,000



SKI RANCHES

174 WAPITI ROAD - AREA SUBDIVISION HOMES

The quintessential mountain retreat. This home offers a convenient location, views from Mt. Wilson to the San Sophia's, privacy and quality finishes. This home features large decks, outdoor hot tub and an indoor slide! A family home for generations.

John Burchmore
970.708.0667

\$1,950,000

200 SOUTH OAK STREET - TELLURIDE HOMES

Location, location, location! 1,502 sf., 3 bed, 1 bath historic home with a 884 sf. secondary structure with 1 bed, 1 bath used as an office on a 2, 903 sf. lot with great views just steps from the gondola providing true ski access in the heart of Telluride. Prime for redevelopment.

Michael and Lynn Ward
970.708.0932

\$1,950,000



210 SOUTH SUNSET DRIVE
AREA SUBDIVISION HOMES

Adjacent to the Valley Floor and its amenities, this brand new 4-bedroom, 4.5-bath home is very spacious with 3260 sq ft. Excellent quality construction with all cherry woodwork, expansive ceilings, Jacuzzi tubs in 3 bathrooms, and a highly upgraded kitchen

Raymond Bowers
970.729.2278

\$1,895,000



109 SUNNY RIDGE PLACE
SEE FOREVER VILLAGE CABIN 9
MOUNTAIN VILLAGE CONDOS

This lovely 3 bedroom, 3 bath, 2581 sq. ft. townhome was just remodeled and comes fully furnished. Enjoy all the amenities of the Peaks Resort and Golden Door Spa. Views of Mt. Wilson and Sunshine. This is a true value priced at \$734.21 sq/ft.

Sue Berg
970.209.5055

\$1,895,000

105 SUNNY RIDGE PLACE
SEE FOREVER VILLAGE CABIN 105
MOUNTAIN VILLAGE CONDOS

Free-standing log and stone cabin with The Peaks Resort & Spa services and amenities. Originally a developer unit, upgrades include a larger, open floor plan with dining room; additional office & owner storage spaces; upgraded furniture & accessories; covered parking.

Nels Cary
970.729.1404

\$1,800,000



426 WEST DAKOTA - TELLURIDE HOMES

High atop Telluride's most coveted west end neighborhood, this sunny 4 bedroom home enjoys unobstructed views of the ski mountain. Easy walking distance to Telluride's historic downtown district, schools and hiking trails.

Steve Schneider
970.729.1424

\$1,750,000

112 LOST CREEK LANE
BELVEDERE PARK - MOUNTAIN VILLAGE CONDOS

Designed to be the quintessential vacation residences, these condominium units have all of the attributes of the finest properties in the village. Newly constructed, private, superb location with proximity to the slopes, shops and gondola. Private elevators, spacious living and high quality finishes.

John Burchmore
970.708.0667

Starting at \$1,695,000



411 WEST COLORADO AVENUE - TELLURIDE HOMES

A classic Victorian in the heart of downtown Telluride, recently renovated in a timeless, luxurious decor. Plenty of room for expansion, i.e. a lower level and/or a guest house. Enjoy the sunny side of Colorado Ave. just 3 blocks from the Gondola! An exceptional value. Seller will pay transfer tax at closing on first accepted offer!

Matthew Hintermeister
970.729.1200

\$1,695,000



THE PENTHOUSE AT GOLD DUST CROSSING TELLURIDE CONDOS

The Penthouse at Gold Dust Crossing has perhaps the finest deck for entertaining in the Town of Telluride. It has 2 generously-sized Master Suites and offers private parking, a private elevator, workout facility and spectacular views.

Bill Fandel
970.708.4141

\$1,675,000

MONTROSE - RANCH AND REGIONAL LAND BELLE HAVEN ESTATES – 19 LOTS

Great opportunity for builders. Nineteen lots totaling approximately five acres available for bulk purchase at nearly 50% discount from retail price. Flat building sites between .34 and .50 acres each with nice views. Infrastructure in place. Elegant subdivision with several nice homes already built.

Lorrie Denesik and Sally Puff Courtney
970.728.3086

\$1,500,000



114 HIGHLANDS WAY LOT 182 MOUNTAIN VILLAGE LAND

Large 1.84 acre lot in the sought after Highlands Way neighborhood. Spectacular views, slope-side location, and lots of sunshine make this an ideal parcel for the most discriminating of tastes.

Ken Grodberg
970.708.5601

\$1,465,000

135 SAN JOAQUIN - MOUNTAIN VILLAGE CONDOS BEAR CREEK LODGE UNIT 412

Bear Creek Lodge's crown jewel. Top floor, unobstructed views. Recent remodel includes new carpet, new electronics and new furnishings. Lodge owners enjoy a multitude of amenities: private funicular ski lift, private shuttle, outdoor pool, exercise room, front desk check-in and après ski great room.

Steve Schneider
970.729.1424

\$1,375,000



SPECIE MESA RANCH - RANCH AND REGIONAL LAND
LAUGHING DOG ROAD – LOT 14

Offering 144 verdant acres just 20 miles from Telluride, Lot 14 is part of the private enclave known as Specie Mesa Ranch. Consisting of rolling meadows, aspen glades, large spruce and ponderosa, the parcel also features the year-round waters of Specie Creek.

Bill Fandel
970.708.4141

\$1,275,000



IRON SPRINGS MESA - RANCH AND REGIONAL LAND
AMPHITHEATER RANCH – TRACT 1

Fantastic 81.52 acre parcel on Horsefly Mesa with panoramic views of the surrounding peaks. The well and driveway are in place, and electricity has been run to the home site. This beautiful property is ideal for that special person wanting the perfect combination of privacy, convenience, and spectacular scenery.

Michael and Lynn Ward
970.708.0932

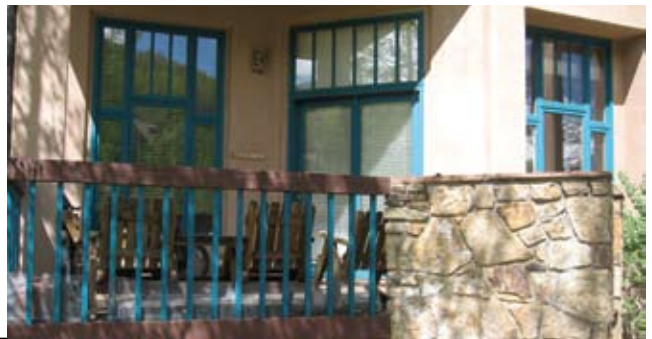
\$1,200,000

125 LOST CREEK LANE
KAYENTA UNIT 4 - MOUNTAIN VILLAGE CONDOS

This 2 bedroom/loft/2 bath condominium is located ski-in/ski-out and in the Telluride Mountain Village Core. The huge private deck provides access directly to Misty Maiden ski run. Vaulted ceilings, fully furnished, great views and the ability to add a third bedroom.

Sue Berg
970.209.5055

\$1,150,000



RIDGWAY - RANCH AND REGIONAL COMMERCIAL
218 SHERMAN STREET – ALPINE BUILDING

Fabulous commercial/residential property with spectacular views of the surrounding mountains and directly adjacent to the river. Commercial space is 2,933 sf. on the main and lower levels and houses three tenants. Residential space is 1,493 sf. on the penthouse level and is a 3 bed, 2 bath unit.

Michael and Lynn Ward
970.708.0932

\$1,150,000

111 SAN JOAQUIN
LORIAN UNIT 7 - MOUNTAIN VILLAGE CONDOS

Convenience Plus! Across from Mountain Market, the Gondola and Double Cabin ski run. Unique stone/stucco boutique building. Views! Great floor plan for privacy. Master bedroom suite on separate floor with balcony. Three bedrooms, and 3 full baths. Underground heated assigned parking.

Chris Binner
970.729.1070

\$995,000



105 SOUTH DAVIS STREET
CORNET CREEK UNIT 301 - TELLURIDE CONDOS

Fabulous 1,416 sf., 3 level, 3 bed, 2.5 bath townhome with one reserved parking space. Remodeled in 2004 with high-end fixtures, finishes, and appliances, the unit is fully furnished. Located just steps from the gondola and Lift 7, the unit has fantastic views of Ajax from all levels.

Michael and Lynn Ward
970.708.0932

\$899,000



PENINSULA PINES - RANCH AND REGIONAL HOMES
185 SOUTH POINT ROAD

Superb 35-acre escarpment property with complete horse facilities. Fenced corral plus two other large fenced areas, with gates, for grazing. Three bedrooms with three full baths, and one half bath. Wrap around deck facing west. Year-round access. Very good water. Views of Lone Cone, Dolores Range, and La Salle's Range.

Chris Binner
970.729.1070

\$760,000

CORTEZ - RANCH AND REGIONAL HOMES
27223 ROAD H.8

This wonderful 5 bed, 2.5 bath home has an open floor plan great for entertaining including a great room and gourmet kitchen. The private east wing with master suite has its own rock fireplace, master bath, and walk-in closet. The home has numerous decks and nice views.

Michael and Lynn Ward
970.708.0932

\$750,000



117 ARIZONA
LOT 801 - MOUNTAIN VILLAGE LAND

Exceptional value lot located on the Telluride Golf Course 13th fairway. This large .60 acre homesite has incredible San Sophia Ridge line views, Sunset and Wilson Peak views. Flat, easily buildable lot with quick access in and out of Mountain Village.

Lorrie Denesik
970.729.1783

\$649,000

NORWOOD - RANCH AND REGIONAL HOMES
33875 HIGHWAY 145

This 35-acre property includes 10 shares of Farmers irrigation water, a well, a seasonal pond and public water. The 5 bedroom, 3 bath home includes a heated and lighted swimming pool, air conditioning, a huge oversized 2 car garage, a pellet stove, fencing, a dog run, landscaping and more.

Sue Berg
970.209.5055

\$595,000



RIDGWAY - RANCH AND REGIONAL HOMES
600 RIVER PARK DRIVE

New 4 bedrooms, 3.5 bath home including caretakers unit with full kitchen, balcony, and private entrance. With great finishes and expansive views this superbly located home rests on a large corner lot in the high-end of River Park with greenbelt south and west.

Raymond Bowers
970.729.2278

\$519,900



SKI RANCHES
728 FOX FARM ROAD
LOT 10, FILING 3 - AREA SUBDIVISION LAND

Very, very private lot with abundant and mature spruce and aspen trees. A long, natural driveway cut will give your future home a terrific feeling of seclusion, yet with clever trimming of trees there will be great views of the Sneffels Range.

Raymond Bowers
970.729.2278

\$490,000

104 LAWSON OVERLOOK
MOUNTAIN VILLAGE LAND

Wonderful .60 acre lot with great views of the San Sophia Ridge, and Dallas and Campbell Peaks. This property backs to open space and is near the 10th fairway of the Mountain Village Golf Course. 104 Lawson Overlook is one of the best values for a view lot in Mountain Village.

Michael and Lynn Ward
970.708.0932

\$449,000



WILSON MESA RANCH
WOODS ROAD – LOT 50
RANCH AND REGIONAL LAND

An incredible value, this 15.39 acre has views of Little Cone from existing home site and the possibility to move site and open even greater views. Horses allowed and extensive common areas. Incredible privacy yet just 20 minutes from town.

Sally Puff Courtney
970.728.3086

\$449,000

NORWOOD - RANCH AND REGIONAL HOMES
50 AA40 ROAD

This finely finished 3 bedroom, 2 bath home sits on 5.3 acres offering both mountain views and privacy. Includes irrigation water, a large grassed yard, a 2 car heated garage with workspace, and a storage shed. Very efficient heat: radiant in-floor, propane and wood heat. Great family home.

Sue Berg
970.209.5055

\$360,000

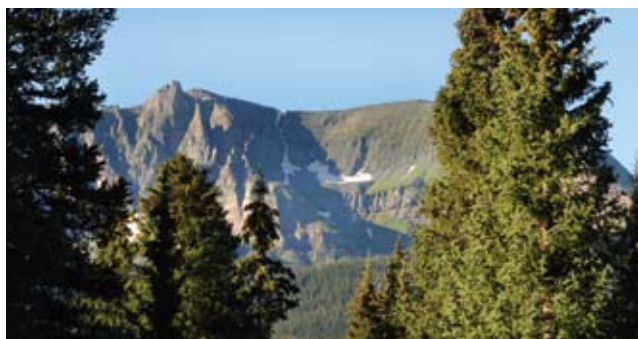


IRON SPRINGS MESA - RANCH AND REGIONAL LAND
THE LAKES AT CARSTENS RANCH – LOT 10

One of the most affordable 35 acre parcels in the region. Located just 24 miles from Telluride and five miles from Hwy 145, this charming lot offers expansive views. Good location at quiet end of the road. Very private with easy year-round access.

Sally Puff Courtney
970.728.3086

\$399,000



TROUT LAKE

52 GOLDEN HORN - AREA SUBDIVISION HOMES

Tucked warmly within the large pines and mature aspen groves above Trout Lake, this lovely home site offers end of the road privacy and views to the lake and Sheep Mountain. The property is currently home to a rustic cabin with 2 bedrooms and 1 bath and is walking distance to the boat launch on the lake. Connection to a shared spring water system and adjacency to open space and National Forest enhance the lot's inherent appeal.

Rick Fusting
970.708.5500

\$349,000

NORWOOD - RANCH AND REGIONAL HOMES
909 MOUNTAIN VIEW LANE

This gorgeous home sits on 13.82 acres, southeast of Norwood. Wonderful open floor plan. Finishes include wood floors, custom wrought iron railings, hickory cabinets, stainless steel appliances and more. Enjoy both mountain views and sunsets on your wrap around deck.

Sue Berg
970.209.5055

\$334,900



619 WEST COLUMBIA

TOMBOY LODGE UNIT 133E - TELLURIDE CONDOS

The most affordable whole ownership condominium in the Town of Telluride. This ground level, southwest corner studio condo has its own private exterior door and was remodeled in 2003. It is ideally located on the sunny side of town, with great views looking over green space to the ski area and Ballard Mountain. Amenities include common outdoor hot tub, large common area yard, and permitted parking.

Keith Herrmann
970.708.5047

\$271,000

567 MOUNTAIN VILLAGE BOULEVARD
FRANZ KLAMMER UNIT 216-15
MOUNTAIN VILLAGE SHARED OWNERSHIP

This is an incredible opportunity to own part of a luxurious 2 bedroom, 2 bath condo in Telluride. Conveniently located in the Mountain Village Core, the Franz Klammer is steps away from the ski mountain, the golf course, and the gondola connecting Mountain Village to the Town of Telluride.

Lars Carlson
970.729.0160

\$79,500



Sold



507 East Columbia
Bill Fandel
Sold Price \$3,390,000



West Meadows Lot 17
Bill Fandel
Sold Price \$3,250,000



226 Country Club Drive
Matt Hintermeister
Sold Price \$1,862,500



Tristant 112
Steve Schneider
Sold Price \$1,716,000



773 Smuggler
Bill Fandel
Sold Price \$1,495,000



Telluride Lodge Unit 506
Bill Fandel
Sold Price \$720,000



South Fork Estates Lot 3
Sally Puff Courtney
Sold Price \$535,000



Outlaws Unit 4A
Steve Schneider
Sold Price \$410,000



Mountain Lodge Unit 2217
Chris Binner
Sold Price \$301,750



6900 Peninsula Drive Lot 8
Ray Bowers
Sold Price \$225,000

Full Service Firm

Vacant Land

Ranch Parcels

Shared (Fractional) Ownerships

Condominiums

Development & Commercial Opportunities

Townhomes

Homes



Peaks
Real Estate

Sotheby's
INTERNATIONAL REALTY

970.728.1404

PeaksRealEstate.com