

## The Selection: The Area's Best Real Estate Opportunities



*Mountain Village* [Click to view listing\(s\)](#)

### Condos

**119 Lodges Lane. \$3,100,000.** \$444/SqFt, the lowest priced Mountain Village townhome/condo where the average Mountain Village condo is \$825/SqFt. The least expensive 5-6 bedroom townhome/condo in the Mountain Village. Largest free standing Mountain Village townhome/condo: 6969SqFt.

**Courcheval.** Bank owned and priced to sell. Five brand new luxury trailside townhomes that can be purchased for less than \$600/SF when the average '09 sold MV condo is \$756/SF.

**Belvedere Unit 7. \$1,350,000.** Priced at \$566 per square foot. Newly constructed and with high level of finishes. Private elevator and four bedrooms! The two sales at Belvedere last spring were \$602 and \$592 per square foot.

**See Forever Unit 106. \$950,000.** Least expensive three bedroom condo in the Mountain Village Core. Least expensive See Forever unit ever!

**Lumiere, Telluride:** Offering real and substantial discounts on next 2-3 residences representing approximately 25% off list prices. for example, Residence 604, a luxurious 3 bedroom/3.5 bath, formerly listed for \$2,595,000 would be available for purchase for under \$2m. The last comp sold at \$1,037/sf and potential purchase price would be \$850/sf. Lumière offers the finest fully furnished luxury residences with all of the services and amenities of an upscale boutique hotel.

### Homes

**109 Rocky Road. \$7,200,000.** \$775/SqFt when the average asking price for trailside homes is \$990/SqFt, and average sold of Mountain Village homes is \$857/SqFt. Irreplaceable, on-grade trailside access.

**124 High Country. \$3,450,000.** A smokin' buy under \$3.5M, priced at \$515/SqFt where the average Mountain Village home is \$825/SqFt. Private, 1.3 acre estate lot, which is three times the size of a standard Mountain Village lot. Rare and coveted 1 bedroom, 2 bath detached guesthouse. Slashed \$1,250,000 from original price.

**159 Adams Ranch Road. \$3,649,000,** a great price at \$594.30/SF. The average MV home is priced at \$825/SF. This is a NEW home that includes high end finishes, a location on the golf course and 360 degree views!

## Telluride

### Condos

**Owl Meadows #27. \$899,000.** Price is 20% off the original asking price, which was reflective of comparables sold in the complex in 2007-08. Last two sales in complex closed over \$1M in 2008.

### Homes

**737 W Galena. \$795,000.** At \$425/SqFt (including land), this home is by far the least expensive home compared to other Telluride homes, which average at approximately \$1115/SqFt. On a square foot basis, this property is 16% below the next lowest priced home and is 62% below the average.

### Land

**Bridal Veil 4. \$1,695,000** 7.5 Acres in the Exclusive Idarado Subdivision, only .9 miles to town. The Last two lots adjacent to this one sold for \$2.5 and \$2.6 million.