



Peaks
Real Estate

Sotheby's
INTERNATIONAL REALTY

June 2010

Significant Opportunities

The Telluride real estate market has many excellent opportunities available. The research and analysis has been performed for you...

We invite you to review the information within this packet for properties selected by Peaks Real Estate Sotheby's International Realty brokers direct from the Telluride MLS from across the market, including listings from all area brokerage companies

Please call or email me to get additional supporting information on why these deals are the most attractive in the marketplace.

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Significant Sales

Telluride Real Estate Market 2010



BootJack Ranch, 12500 E Highway 160

Surrounding Area Ranch

Sold \$46,548,381



284 Benchmark Drive

Mountain Village Residence

Sold \$10,100,000



Oak Street Inn, 134 N Oak Street

Town of Telluride Residence

Sold \$9,900,000



335 North Oak Street

Town of Telluride Residence

Sold \$5,995,000



110 Palmyra

Mountain Village Residence

Sold \$5,100,000



Olympic Penthouse, 150B W Colorado Avenue

Town of Telluride Condominium

Sold \$4,100,000



101 Josefa Lane

Surrounding Area Residence

Sold \$2,995,000



Lumiere 701, 118 Lost Creek Lane

Mountain Village Condominium

Sold \$2,000,000



106 Snowdrift Lane

Mountain Village Land

Sold \$1,600,000



8C Depot Avenue

Town of Telluride Land

Sold \$1,300,000



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Significant Opportunities

Town of Telluride

Condominiums



- **Cimarron, Unit R39** **\$499,000**
 - Short Sale opportunity
 - Close to lifts and town amenities



- **Double Diamond, Unit 15** **\$539,000**
 - Bank Owned property
 - In town two bedroom, two bath near lift and activities



- **573B West Pacific** **\$2,050,000**
 - One of the best high end values in town, beautiful finishes
 - Excellent location

Homes



- **212 S Oak** **\$3,350,000**
 - Located steps from the gondola
 - stunning views



- **107 E Gregory** **\$2,999,000**
 - Low price per sq ft for a high end home
 - Located on a double Lot



- **605 E Columbia** **\$1,499,000**
 - Low price per sq ft
 - Affordable Telluride home

Land



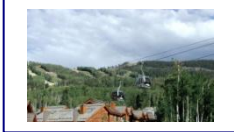
- **Bridal Veil Lot V4 Idarado Legacy** **\$1,695,000**
 - 7.46 acres in the Box Canyon and less than a mile to town
 - Spectacular Views



Significant Opportunities

Mountain Village

Condominiums



- **Mountain Lodge, Unit 4210** **\$319,900**
 - Lowest priced two bedroom and two bath unit in Mountain Lodge
 - views and proximity to the village core



- **The Plaza, Unit 301** **\$2,150,000**
 - Lowest priced high end condo
 - Located in the Mountain Village core overlooking Heritage Plaza



- **Town Homes on the Creek, unit 310 Prospect Falls Drive** **\$2,371,530**
 - Excellent value for high end large condo
 - Additional bank owned units available, not presently in MLS



- **Lumiere Unit 503** **\$1,626,000**
 - Excellent value condo in boutique hotel
 - Great services, amenities and location

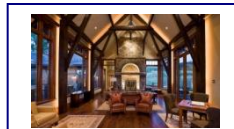


- **Peaks Hotel Condominiums** **Available under \$150,000**
 - Exceptional value condos in Resort Hotel
 - Spa membership, food discounts and newly renovated rooms

Homes



- **101 Palmyra** **\$3,250,000**
 - Great price per sq ft
 - Very close to skiing



- **155 Hood Park** **\$10,995,000**
 - Motivated Seller
 - Best value in the high end estate properties in Mountain Village

Land



- **230 Benchmark Drive (Lot 224B)** **\$1,175,000**
 - Most affordable true ski-in / ski-out lot
 - Easy build lot



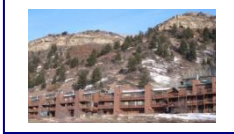
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Significant Opportunities

Surrounding Areas

Condominiums



- **35 Pilot Knob** **\$179,999**
 - Least expensive unit at Eider Creek
 - On bike path, gorgeous views of box canyon and valley floor

Homes



- **217 E Serapio Drive** **\$2,400,000**
 - Newly built home at a great price point
 - High end finishes throughout



- **10 Valley View Drive** **\$1,795,000**
 - Enjoy incredible views at a much lower price
 - Cul de sac location just 4 miles to town



- **9762 X Rd Bedrock ,CO Little Karoo Farm** **\$1,300,000**
 - Originally listed at \$1,900,000
 - 160-acres, significant improvements, abundant water





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Our Company

After sixteen years of representing buyers and sellers and serving the Telluride market, Peaks Real Estate Sotheby's International Realty was selected above any other company in the Telluride region to be awarded the Sotheby's International Realty franchise. This world-wide brand designation brings the highest level of capability and professional services to our clients that are unparalleled in the market.

Each of our 35+ agents has an average of over 15 years experience in the area. We currently list over \$500,000,000 in regional properties at an average price of \$2,100,000 and participate in an average of \$200,000,000 in dollar volume sales each year.

Our goal is to give our clients the power of the entire company. Peaks Real Estate Sotheby's International Realty compiles and disseminates information. We meet weekly at featured listings to showcase the property, discuss buyer and seller needs, local and regional market trends and gain assistance from other brokers within the firm to make our marketing presence not just the power of one, but the power of the entire brokerage.

Sotheby's International Realty brokers have a long history of exceeding the expectations of the world's most discerning buyers. Since the founding of the Sotheby's auction house in 1744, the Sotheby's name has earned renown as a marketer of the world's most valuable and prestigious possessions. The tools and techniques of the Sotheby's International Realty brokers have that been developed to successfully sell grand estates are equally effective for selling fine properties in all price ranges. Sotheby's International Realty brokers have been involved in many record-setting and historic real estate transactions.