

Market Conditions (Snapshot) Summary Report

Printed On: 11/02/2014 11:27 am

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Search Criteria: [Property Type Residential](#) [County Eagle](#) [Status Sold](#) (10/1/2014 to 10/31/2014)

| Inventory Analysis | Prior 7 - 12 Months (11/02/2013-05/03/2014) | Prior 4 - 6 Months (05/04/2014-08/02/2014) | Current - 3 Months (08/03/2014-11/02/2014) |
|---|--|---|---|
| Total # of Comparable Sales (Settled) | 0 | 0 | 125 |
| Absorption Rate (Total Sales/Months) | 0.00 | 0.00 | 41.67 |
| Total # of Comparable Active Listings ♦ | 51 | 94 | 0 |
| Months of Housing Supply (Listings/Absorption Rate) | 0.00 | 0.00 | 0.00 |
| Median Sale Price & List Price, DOM | Prior 7 - 12 Months | Prior 4 - 6 Months | Current - 3 Months |
| Median Comparable Sale Price | 0 | 0 | 560,000 |
| Median Comparable Sales Days on Market | 0 | 0 | 94 |
| Median Comparable List Price (All) | 995,000 | 639,000 | 595,000 |
| Median Comparable Listings Days on Market (All) | 267 | 133 | 94 |
| Median Sale Price / Median List Price % | 0.00% | 0.00% | 96.48% |

♦The total number of all Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.

Notes:

- 0 record(s) were disqualified.
- All listings are sorted according to the user defined sort, and may not display in the order used to determine the median values.
- Time ranges are based on a 365-day year commonly called the 'calendar year'.
- Listings are 'disqualified' from the median value calculations when their Selling, Expiration, or Inactive Date is more than 365 days from the current date, or when they have a listing or sold price of zero dollars.
- If your MLS uses SP%OP (Sales Price % Original Price), then the Sales Price/List Price calculations will be calculated using the original list price.

Presented By: Andrew D Purdy / Independence Realty & Property

Equal Opportunity Housing * All information deemed reliable, but not guaranteed,

Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

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U.S. Patent 6,910,045

Sold Listings

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

Property Type: RESIDENTIAL

| MLS# | Status | Type | List Price | Sell Price | \$/SqFt | Sold Date | Address | Subdivision | Unit# | BR | BA | SqFt | ADOM/DOM |
|---------|--------|--------|-------------|-------------|------------|-----------|---------------------------|--------------------------------|-------|----|----|------|-----------|
| 920287 | S | CONDO | \$209,000 | \$195,000 | \$302.80 | 10/24/14 | 4133 Spruce Way | Vail East Lodging | 2 | 1 | 1 | 644 | 123/163 |
| 920177 | S | CONDO | \$229,000 | \$218,500 | \$379.34 | 10/16/14 | 4640 Vail Racquet Club Dr | Vail Racquet Club Condos | 16 | 1 | 1 | 576 | 101/146 |
| 920204 | S | CONDO | \$275,000 | \$260,000 | \$394.54 | 10/20/14 | 3931 Bighorn Rd | Pitkin Creek Park | 5C | 1 | 1 | 659 | 130/240 |
| 919752 | S | CONDO | \$300,000 | \$290,000 | \$398.35 | 10/17/14 | 3911 Bighorn Rd | Pitkin Creek Park | 1A | 1 | 1 | 728 | 170/214 |
| 919505 | S | CONDO | \$415,000 | \$405,000 | \$468.75 | 10/02/14 | 4560 Vail Racquet Club Dr | Vail Racquet Club Condos | 1-11 | 2 | 2 | 864 | 183/230 |
| 921180 | S | CONDO | \$425,000 | \$422,500 | \$335.05 | 10/01/14 | 4021 Big Horn 8J Rd | Pitkin Creek Park | 8J | 3 | 2 | 1261 | 23/76 |
| 920869 | S | CONDO | \$529,000 | \$508,000 | \$564.44 | 10/28/14 | 4512 Timber Falls Ct | Timber Falls Cond | 1106 | 2 | 2 | 900 | 29/183 |
| 920220 | S | CONDO | \$550,000 | \$525,000 | \$450.64 | 10/17/14 | 4510 Timberfalls Ct | Timber Falls Cond | 1206 | 3 | 2 | 1165 | 134/162 |
| 917257 | S | SINGFM | \$795,000 | \$775,000 | \$379.16 | 10/30/14 | 4842 Meadow Ln | Bighorn Fifth | | 4 | 4 | 2044 | 340/611 |
| 920872 | S | DUPLX | \$2,299,000 | \$2,130,000 | \$509.81 | 10/31/14 | 4367 Streamside Cir #E | Bighorn Fourth | | 4 | 5 | 4178 | 34/130 |
| 919399 | S | SINGFM | \$2,250,000 | \$2,150,000 | \$503.04 | 10/20/14 | 5188 Gore Cir | Bighorn Fifth | | 6 | 4 | 4274 | 207/263 |
| V316590 | S | SINGFM | \$3,455,000 | \$3,100,000 | \$508.20 | 10/22/14 | 5135 Main Gore Dr | Vail Meadows 1 | | 5 | 6 | 6100 | 1586/1619 |
| 916207 | S | CONDO | \$1,649,000 | \$1,547,500 | \$1,023.48 | 10/09/14 | 595 Vail Valley Dr | Manor Vail | 115- | 2 | 3 | 1512 | 645/676 |
| 919175 | S | CONDO | \$1,895,000 | \$1,755,000 | \$1,125.00 | 10/02/14 | 292 Meadow Dr | Mountain Haus | 679 | 3 | 3 | 1560 | 231/585 |
| 919086 | S | CONDO | \$2,495,000 | \$2,183,750 | \$1,516.49 | 10/09/14 | 384 Gore Creek Dr | Villa Valhalla | 10 | 3 | 3 | 1440 | 410/453 |
| 918065 | S | SINGFM | \$8,425,000 | \$7,925,000 | \$1,638.41 | 10/17/14 | 165 Forest Rd | Vail Village 1 | | 5 | 6 | 4837 | 381/1367 |
| 918494 | S | CONDO | \$885,000 | \$780,000 | \$835.12 | 10/04/14 | 635 Lionshead Pl | Lion Square North | 294 | 1 | 2 | 934 | 363/395 |
| 916060 | S | CONDO | \$2,975,000 | \$2,950,000 | \$1,654.51 | 10/22/14 | 728 West Lionshead Cir | Ritz Carlton Residences | 201 | 2 | 3 | 1783 | 687/724 |
| 916465 | S | CONDO | \$2,975,000 | \$2,950,000 | \$1,413.51 | 10/15/14 | 728 Lionshead Cir | Ritz Carlton Residences | R-6 | 2 | 3 | 2087 | 608/650 |
| 919356 | S | CONDO | \$3,790,000 | \$3,411,000 | \$1,532.35 | 10/29/14 | 728 West Lionshead Cir | Ritz Carlton Residences | 508 | 3 | 3 | 2226 | 270/278 |
| 919052 | S | CONDO | \$6,750,000 | \$6,312,500 | \$2,076.48 | 10/01/14 | 675 Lionshead Pl | Arrabelle At Vail Square | 682 | 4 | 5 | 3040 | 267/295 |
| 921665 | S | CONDO | \$9,500,000 | \$9,350,000 | \$2,080.09 | 10/03/14 | 675 Lionshead Pl | Arrabelle At Vail Square | 629 | 5 | 7 | 4495 | 0/513 |
| 921604 | S | CONDO | \$282,000 | \$282,000 | \$502.67 | 10/28/14 | 1136 Sandstone Dr | Homestake at Vail | A301 | 1 | 1 | 561 | 4/40 |
| 920381 | S | CONDO | \$435,000 | \$435,000 | \$469.76 | 10/29/14 | 923 Red Sandstone Rd | Sandstone 70 | 13D | 2 | 2 | 926 | 120/162 |
| 921130 | S | CONDO | \$499,000 | \$465,000 | \$503.25 | 10/10/14 | 903 Frontage Rd | Sandstone 70 | 7 | 2 | 2 | 924 | 26/86 |
| 919305 | S | CONDO | \$660,000 | \$650,000 | \$607.48 | 10/17/14 | 665 Frontage Rd | Sun Vail Condo | 12D | 2 | 2 | 1070 | 193/250 |
| 921295 | S | CONDO | \$690,000 | \$670,000 | \$405.08 | 10/24/14 | 945 Red Sandstone Rd | Sandstone Park Condos | A-6 | 4 | 3 | 1654 | 33/78 |
| 919250 | S | CONDO | \$1,450,000 | \$1,325,000 | \$851.54 | 10/06/14 | 1476 Westhaven Dr | Coldstream Condos | 38 | 3 | 3 | 1556 | 193/270 |
| 920776 | S | CONDO | \$509,000 | \$497,000 | \$357.04 | 10/08/14 | 2447 Chamonix Ln | Northridge Condo | C12 | 3 | 3 | 1392 | 74/104 |
| 920454 | S | TOWNHM | \$649,000 | \$639,000 | \$310.19 | 10/14/14 | 2427 Chamonix Ln | Vail View Th | 4 | 4 | 3 | 2060 | 111/144 |
| 919974 | S | SINGFM | \$995,000 | \$860,000 | \$295.33 | 10/03/14 | 2000 Chamonix Ln | Buffer Creek | | 6 | 4 | 2912 | 33/171 |
| 919788 | S | DUPLX | \$1,625,000 | \$1,625,000 | \$498.31 | 10/27/14 | 2673 Cortina Ln | Vail Ridge Sub | B | 5 | 5 | 3261 | 176/220 |
| 921584 | S | DUPLX | \$490,000 | \$495,000 | \$417.72 | 10/15/14 | 2744 Basingdale Blvd | Vail Intermountain Sub | 2 | 3 | 2 | 1185 | 2/30 |
| 920128 | S | TOWNHM | \$599,000 | \$579,500 | \$357.28 | 10/02/14 | 2520 Kinnikinnick Rd | Meadow Creek Condo Of Intermtn | M6 | 3 | 3 | 1622 | 94/154 |
| 917301 | S | DUPLX | \$349,000 | \$340,000 | \$205.07 | 10/30/14 | 410 Eagle St | Red Cliff | B | 3 | 3 | 1658 | 511/541 |
| 920151 | S | TOWNHM | \$519,000 | \$500,000 | \$240.96 | 10/02/14 | 691 Deer Blvd | 11th Fairway | A | 4 | 3 | 2075 | 108/150 |
| 921533 | S | DUPLX | \$579,000 | \$577,000 | \$262.27 | 10/23/14 | 39 Deer Ct | Eagle-vail 2 | E | 3 | 4 | 2200 | 11/47 |
| 920586 | S | DUPLX | \$699,900 | \$679,000 | \$229.08 | 10/01/14 | 977 Deer Blvd | Eagle-vail 2 | A | 5 | 4 | 2964 | 81/391 |

Sold Listings

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

Property Type: RESIDENTIAL

| MLS# | Status | Type | List Price | Sell Price | \$/SqFt | Sold Date | Address | Subdivision | Unit# | BR | BA | SqFt | ADOM/DOM |
|--------|--------|--------|-------------|-------------|----------|-----------|-------------------------|-------------------------------|-------|----|----|------|----------|
| 920814 | S | DUPLX | \$749,900 | \$735,000 | \$288.46 | 10/01/14 | 647 Stone Creek Dr A | Eagle-vail 2 | | 3 | 3 | 2548 | 37/93 |
| 921364 | S | DUPLX | \$745,000 | \$751,000 | \$357.96 | 10/02/14 | 40 Grouse Court Ct | Grouse Court Th | B | 4 | 3 | 2098 | 1/54 |
| 921305 | S | CONDO | \$219,000 | \$210,000 | \$273.44 | 10/15/14 | 1061 Beaver Creek Blvd | Sunridge Condos 2 | F101 | 2 | 2 | 768 | 24/71 |
| 921301 | S | CONDO | \$229,000 | \$215,000 | \$279.95 | 10/15/14 | 1050 Beaver Creek Blvd | Sunridge Condos 2 | C102 | 2 | 2 | 768 | 21/68 |
| 921642 | S | CONDO | \$229,900 | \$222,000 | \$289.06 | 10/24/14 | 998 Beaver Creek Blvd | Sunridge Condos 2 | D303 | 2 | 0 | 768 | 0/0 |
| 921287 | S | CONDO | \$239,000 | \$227,000 | \$295.57 | 10/10/14 | 998 Beaver Creek Blvd | Sunridge Condos 1 | D209 | 2 | 2 | 768 | 59/70 |
| 921090 | S | CONDO | \$249,000 | \$245,000 | \$319.01 | 10/03/14 | 1050 Beaver Creek Blvd | Sunridge Condos 2 | B204 | 2 | 2 | 768 | 32/88 |
| 921725 | S | CONDO | \$255,000 | \$247,000 | \$264.17 | 10/31/14 | 511 Metcalf Rd | Metcalf Lofts 2 | J30 | 2 | 2 | 935 | 2/18 |
| 919451 | S | CONDO | \$330,000 | \$328,500 | \$322.06 | 10/22/14 | 205 Hurd Ln | Avon Crossing | 4212 | 2 | 2 | 1020 | 230/258 |
| 921529 | S | TOWNHM | \$430,000 | \$430,000 | \$275.11 | 10/10/14 | 217 Beaver Creek Blvd | Greenbrier Condos | C24 | 3 | 3 | 1563 | 5/34 |
| 920621 | S | CONDO | \$599,000 | \$560,000 | \$353.31 | 10/03/14 | 170 Hurd Ln | Canyon Run Condo | C103 | 3 | 3 | 1585 | 95/120 |
| 917943 | S | CONDO | \$629,000 | \$610,000 | \$359.46 | 10/29/14 | 330 Hurd Ln | Canyon Run Condo | F103 | 3 | 3 | 1697 | 441/479 |
| 920590 | S | TOWNHM | \$828,000 | \$795,000 | \$372.02 | 10/08/14 | 37243 Highway 6 | Residences at Brookside Park | 102 | 4 | 4 | 2137 | 79/110 |
| 918940 | S | TOWNHM | \$349,900 | \$339,000 | \$200.71 | 10/02/14 | 2530 Old Trail Rd | Snowberry Townhome | 3 | 4 | 3 | 1689 | 267/315 |
| 921432 | S | CONDO | \$362,000 | \$360,000 | \$232.71 | 10/29/14 | 2355 Old Trail Rd A | Mountain Shadows Condo | 2 | 3 | 3 | 1547 | 18/66 |
| 918939 | S | TOWNHM | \$399,900 | \$388,500 | \$230.02 | 10/02/14 | 2530 Old Trail Rd | Snowberry Townhome | 2 | 4 | 3 | 1689 | 288/316 |
| 921397 | S | TOWNHM | \$425,000 | \$405,000 | \$239.08 | 10/14/14 | 3028 Wildridge Rd | Sunflower Th | 1 | 4 | 4 | 1694 | 12/54 |
| 921599 | S | SINGFM | \$451,000 | \$464,000 | \$209.67 | 10/29/14 | 2080 Wildridge Rd | The Clavin | 2 | 3 | 4 | 2213 | 18/41 |
| 921408 | S | DUPLX | \$550,000 | \$505,000 | \$252.63 | 10/28/14 | 2101 Old Trail Rd | Wildridge | A | 4 | 4 | 1999 | 17/69 |
| 921292 | S | SINGFM | \$899,000 | \$870,000 | \$240.00 | 10/16/14 | 2395 Saddleridge Loop | Wildridge | | 4 | 5 | 3625 | 104/133 |
| 920725 | S | DUPLX | \$929,000 | \$890,000 | \$263.24 | 10/14/14 | 5768 Wildridge Rd | Wildridge | B | 4 | 4 | 3381 | 87/125 |
| 918355 | S | CONDO | \$530,000 | \$475,000 | \$527.19 | 10/01/14 | 1206 Village Rd | Townsend Place Phs 1 | A205 | 1 | 2 | 901 | 358/2269 |
| 917292 | S | CONDO | \$710,000 | \$685,000 | \$353.46 | 10/21/14 | 149 Willis Pl | Ridgepoint Condo | 164 | 3 | 3 | 1938 | 488/523 |
| 918980 | S | TOWNHM | \$799,000 | \$760,000 | \$462.85 | 10/17/14 | 114 Willis Pl | Ridgepoint Condo | 86 | 4 | 3 | 1642 | 265/325 |
| 917589 | S | TOWNHM | \$1,175,000 | \$1,050,000 | \$574.40 | 10/10/14 | 380 Offerson Rd | Beaver Creek Meadows | J5 | 3 | 4 | 1828 | 466/491 |
| 918989 | S | CONDO | \$1,250,000 | \$1,110,000 | \$848.62 | 10/06/14 | 15 Highlands lane Ln | Highlands Lodge Condo | R-207 | 3 | 3 | 1308 | 283/315 |
| 920107 | S | CONDO | \$1,300,000 | \$1,250,000 | \$652.06 | 10/17/14 | 300 Prater Rd | Beaver Creek Landing | B-207 | 3 | 4 | 1917 | 150/173 |
| 921105 | S | SINGFM | \$6,695,000 | \$6,250,000 | \$966.45 | 10/27/14 | 282 Borders Rd | Beaver Creek | | 6 | 8 | 6467 | 50/110 |
| 919312 | S | CONDO | \$1,619,000 | \$1,610,000 | \$923.69 | 10/03/14 | 180 Daybreak Ridge | Snow Cloud Phase II | 512 | 3 | 4 | 1743 | 200/259 |
| 918857 | S | CONDO | \$2,499,000 | \$2,270,000 | \$863.45 | 10/24/14 | 76 Hummingbird | Firelight Lodge | 304 | 4 | 5 | 2629 | 316/358 |
| 920970 | S | CONDO | \$2,995,000 | \$2,850,000 | \$796.76 | 10/15/14 | 50 Peak View | Horizon Pass Residences | 210 | 4 | 5 | 3577 | 264/290 |
| 918196 | S | SINGFM | \$3,900,000 | \$3,700,000 | \$847.65 | 10/06/14 | 41 Skywatch Ct | Sky Watch | | 5 | 7 | 4365 | 375/434 |
| 919862 | S | CONDO | \$397,000 | \$350,000 | \$463.58 | 10/14/14 | 74 Cresta Rd | Aspenwood Lodge | 105 | 1 | 2 | 755 | 141/188 |
| 921354 | S | CONDO | \$595,000 | \$575,000 | \$481.98 | 10/10/14 | 600 Sawatch Dr | The Seasons @ Arrowhead Condo | 206 | 2 | 3 | 1193 | 10/64 |
| 921085 | S | CONDO | \$595,000 | \$595,000 | \$463.04 | 10/30/14 | 74 Cresta Rd | Aspenwood Lodge | 309 | 2 | 2 | 1285 | 79/115 |
| 921078 | S | CONDO | \$695,000 | \$620,000 | \$485.13 | 10/29/14 | 74 Cresta Rd | Aspenwood Lodge | 304 | 2 | 2 | 1278 | 59/114 |
| 918022 | S | TOWNHM | \$1,095,000 | \$1,010,000 | \$521.69 | 10/16/14 | 54 Cresta Rd | Village Th At Arrowhead | F-2 | 3 | 4 | 1936 | 391/461 |
| 920672 | S | CONDO | \$1,595,000 | \$1,500,000 | \$561.17 | 10/16/14 | 66 Arrowhead Circle Cir | Buffalo Park | 3 | 3 | 4 | 2673 | 94/130 |

Sold Listings

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Property Type: RESIDENTIAL

| MLS# | Status | Type | List Price | Sell Price | \$/SqFt | Sold Date | Address | Subdivision | Unit# | BR | BA | SqFt | ADOM/DOM |
|--------|--------|--------|-------------|-------------|----------|-----------|--------------------------|--------------------------------|-------|----|----|------|----------|
| 919761 | S | CONDO | \$1,795,000 | \$1,675,000 | \$779.07 | 10/22/14 | 160 Cresta Rd | Alpine Club | R305 | 3 | 4 | 2150 | 188/218 |
| 920752 | S | DUPLX | \$559,000 | \$545,000 | \$234.71 | 10/01/14 | 131 Stetson Drive Dr | Berry Creek Ranch Filing #2 | | 3 | 3 | 2322 | 51/112 |
| 919694 | S | DUPLX | \$595,000 | \$595,000 | \$188.47 | 10/29/14 | 120 Hackamore Rd | Berry Creek Ranch (Final Plat) | B | 3 | 4 | 3157 | 180/223 |
| 919315 | S | DUPLX | \$724,000 | \$713,890 | \$210.52 | 10/07/14 | 1020 Winslow Rd | Berry Creek Ranch Filing #4 | | 4 | 5 | 3391 | 195/432 |
| 917772 | S | DUPLX | \$745,000 | \$735,000 | \$283.46 | 10/16/14 | 30 Filly Dr | Berry Creek Ranch Filing #4 | B | 4 | 4 | 2593 | 446/483 |
| 921065 | S | DUPLX | \$797,000 | \$750,000 | \$248.18 | 10/17/14 | 90 Chaparral Rd | Berry Creek Ranch Filing #3 | A | 3 | 5 | 3022 | 77/106 |
| 921425 | S | SINGFM | \$895,000 | \$887,500 | \$258.37 | 10/09/14 | 81 Filly Dr | Berry Creek Ranch Filing #4 | | 3 | 4 | 3435 | 4/50 |
| 919415 | S | SINGFM | \$1,395,000 | \$1,267,500 | \$231.89 | 10/31/14 | 1081 Singletree Rd | Berry Creek Ranch Filing #4 | | 5 | 6 | 5466 | 238/259 |
| 920325 | S | CONDO | \$199,900 | \$162,750 | \$196.08 | 10/17/14 | 166 Main St | Riverwalk Crystal Building | R204 | 2 | 2 | 830 | 103/138 |
| 921129 | S | CONDO | \$209,000 | \$182,500 | \$294.83 | 10/01/14 | 34295 Highway 6 | Riverwalk Village Market Condo | 211 | 1 | 1 | 619 | 57/82 |
| 918786 | S | CONDO | \$237,500 | \$237,500 | \$213.00 | 10/24/14 | 1302 Crazy Horse Cir | Villas At Brett Ranch | 1302 | 2 | 2 | 1115 | 76/367 |
| 920847 | S | CONDO | \$264,000 | \$260,000 | \$233.18 | 10/17/14 | 602 Crazy Horse Cir | Villas At Brett Ranch | 602 | 2 | 2 | 1115 | 137/189 |
| 920808 | S | CONDO | \$272,000 | \$270,000 | \$242.15 | 10/07/14 | 702 Crazy Horse Cir | Villas At Brett Ranch | 702 | 2 | 2 | 1115 | 75/112 |
| 921079 | S | CONDO | \$269,000 | \$272,000 | \$243.95 | 10/29/14 | 802 Crazy Horse Cir | Villas At Brett Ranch | 802 | 2 | 2 | 1115 | 63/104 |
| 920483 | S | CONDO | \$349,000 | \$336,500 | \$327.02 | 10/30/14 | 55 River Pines Ct | River Pines Condo | A202 | 2 | 2 | 1029 | 75/160 |
| 921619 | S | CONDO | \$429,000 | \$419,000 | \$334.40 | 10/23/14 | 40 River Pines Ct | River Pines Condo | B-303 | 3 | 2 | 1253 | 5/33 |
| 914979 | S | SINGFM | \$1,875,000 | \$1,750,000 | \$341.86 | 10/14/14 | 87 Edwards Pointe | The Pointe At Edwards | | 5 | 7 | 5119 | 815/1817 |
| 919896 | S | CONDO | \$379,000 | \$360,000 | \$292.92 | 10/15/14 | 470 Homestead Dr | Homestead Court Club | 12 | 2 | 3 | 1229 | 113/196 |
| 921465 | S | TOWNHM | \$385,000 | \$377,000 | \$260.54 | 10/27/14 | 170 Arlington Pl | Castle Peak Townhome | E1 | 2 | 3 | 1447 | 22/62 |
| 920253 | S | TOWNHM | \$429,900 | \$412,500 | \$194.12 | 10/24/14 | 288 Edwards Village Blvd | Terrace Ridge Th | 1B | 3 | 4 | 2125 | 132/163 |
| 921123 | S | TOWNHM | \$520,000 | \$500,000 | \$222.22 | 10/02/14 | 288 Edwards Village Blvd | Terrace Ridge Th | 11A | 4 | 4 | 2250 | 40/83 |
| 921360 | S | DUPLX | \$605,000 | \$542,500 | \$191.97 | 10/24/14 | 450 Gold Dust Dr | Homestead 2 | A | 5 | 5 | 2826 | 39/76 |
| 920265 | S | SINGFM | \$729,000 | \$685,000 | \$264.68 | 10/24/14 | 115 Allen Cir | Homestead 1 | | 4 | 4 | 2588 | 133/164 |
| 921436 | S | SINGFM | \$749,000 | \$696,000 | \$252.54 | 10/15/14 | 38 Cameron Pl | Homestead 1 | | 4 | 4 | 2756 | 18/55 |

Featured properties may not be listed by the office/agent presenting this brochure.

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Sold Listings

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Property Type: RESIDENTIAL

| MLS# | Status | Type | List Price | Sell Price | \$/SqFt | Sold Date | Address | Subdivision | Unit# | BR | BA | SqFt | ADOM/DOM |
|--------|--------|--------|-------------|-------------|----------|-----------|----------------------|---|-------|----|----|------|----------|
| 919902 | S | SINGFM | \$1,295,000 | \$1,075,000 | \$242.39 | 10/09/14 | 109 Saddle Ridge | Cordillera - Bearcat | | 5 | 6 | 4435 | 155/189 |
| 921470 | S | SINGFM | \$1,595,000 | \$1,545,000 | \$321.67 | 10/29/14 | 1715 Cordillera Way | Cordillera F1 & 2 - Divide Lodge | | 4 | 6 | 4803 | 10/64 |
| 921238 | S | SINGFM | \$2,245,000 | \$1,875,000 | \$376.81 | 10/10/14 | 240 Elk Spring | Cordillera F7 - Elk Spring | | 5 | 5 | 4976 | 45/440 |
| 917734 | S | SINGFM | \$3,395,000 | \$2,900,000 | \$460.90 | 10/31/14 | 242 Peregrine Dr | Cordillera F17 - Red Draw 2 Hld Aspens | | 4 | 6 | 6292 | 456/501 |
| 917736 | S | SINGFM | \$3,950,000 | \$3,700,000 | \$424.56 | 10/10/14 | 134 Forest | Cordillera F9 - Whittaker Ponds & Pines | | 7 | 8 | 8715 | 435/479 |
| 920425 | S | SINGFM | \$212,500 | \$195,000 | \$97.21 | 10/17/14 | 320 Golden Eagle Rd | Terrace 2 The | | 3 | 3 | 2006 | 113/144 |
| 917349 | S | TOWNHM | \$335,000 | \$335,000 | \$189.80 | 10/10/14 | 1652 Montgomerie Cir | Brush Creek Village | | 3 | 3 | 1765 | 447/513 |
| 920897 | S | SINGFM | \$434,000 | \$434,000 | \$128.59 | 10/16/14 | 19 Snow Owl Ct | Terrace 1 The | | 3 | 4 | 3375 | 77/114 |
| 921382 | S | SINGFM | \$455,000 | \$450,000 | \$164.29 | 10/30/14 | 183 Juniper Ln | Eby Creek Mesa | | 4 | 3 | 2739 | 11/76 |
| 921430 | S | SINGFM | \$519,000 | \$500,000 | \$170.65 | 10/14/14 | 10 Snow Goose | Terrace 6 The | | 4 | 3 | 2930 | 5/54 |
| 920055 | S | CONDO | \$189,900 | \$189,900 | \$203.97 | 10/14/14 | 350 Founders Ave | West Village Condominiums | H101 | 2 | 2 | 931 | 128/176 |
| 920235 | S | SINGFM | \$559,000 | \$545,000 | \$139.31 | 10/03/14 | 960 Sylvan Lake Rd | Eagle Ranch | | 5 | 4 | 3912 | 112/147 |
| 920031 | S | SINGFM | \$629,000 | \$604,000 | \$209.65 | 10/01/14 | 344 Greenhorn Ave | Eagle Ranch | | 5 | 4 | 2881 | 122/159 |
| 921513 | S | SINGFM | \$899,000 | \$897,500 | \$215.07 | 10/31/14 | 2264 Eagle Ranch Rd | Eagle Ranch | | 4 | 5 | 4173 | 1/49 |
| 921668 | S | SINGFM | \$1,150,000 | \$1,050,000 | \$241.66 | 10/03/14 | 916 Hernage Creek Rd | Eagle Ranch Filing 8 | | 4 | 5 | 4345 | 0/0 |
| 919574 | S | SINGFM | \$189,000 | \$187,000 | \$89.39 | 10/31/14 | 979 York View Dr | River Ridge Sub | | 3 | 4 | 2092 | 2/238 |
| 918967 | S | SINGFM | \$175,000 | \$192,900 | \$148.84 | 10/17/14 | 142 Spring Cir | Bertroch Subdivision 3 | | 3 | 2 | 1296 | 35/330 |
| 921273 | S | SINGFM | \$218,000 | \$214,000 | \$169.84 | 10/06/14 | 702 Lost Ln | Lost Lane 3 | | 3 | 2 | 1260 | 27/68 |
| 921474 | S | SINGFM | \$236,100 | \$236,100 | \$159.53 | 10/02/14 | 730 2nd St | Bertroch Subdivision 4 | | 3 | 2 | 1480 | 0/37 |
| 921310 | S | TOWNHM | \$249,000 | \$244,000 | \$152.31 | 10/06/14 | 606 Price Ln | Rivers Edge Homes | A | 3 | 3 | 1602 | 16/64 |
| 921398 | S | TOWNHM | \$249,900 | \$256,500 | \$147.33 | 10/09/14 | 960 York View Dr | Chinle Townhomes | | 3 | 2 | 1741 | 11/42 |
| 921506 | S | DUPLX | \$273,000 | \$273,000 | \$173.55 | 10/30/14 | 11 Bartholomew Ct | Tenderfoot | A | 3 | 3 | 1573 | 17/56 |
| 921323 | S | SINGFM | \$340,000 | \$340,000 | \$193.40 | 10/08/14 | 220 Apache Dr | Buckhorn Valley Pud | | 4 | 2 | 1758 | 13/49 |
| 921235 | S | SINGFM | \$467,000 | \$405,000 | \$83.40 | 10/27/14 | 350 Black Bear Rd | Cotton Ranch 1 | | 5 | 4 | 4856 | 13/95 |
| 921206 | S | DUPLX | \$279,000 | \$275,000 | \$174.83 | 10/30/14 | 15 Bartholomew Ct A | Tenderfoot | A | 3 | 3 | 1573 | 61/99 |

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Client Summary Report

Listings as of 11/02/14 at 11:27am

Page 1

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/24/14 | Listing # 920287 | 4133 Spruce Way #2 Vail, CO 81657-4777 | Listing Price: \$209,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | East Vail | Complex/Subdivision | Vail East Lodging |
| Beds | 1 | Sq Ft (approx) | 644 County/Gov't |
| Baths (FTH) | 1 (1 0 0) | Price / Sq Ft | \$302.80 |
| Year Built | 1969 | Ranch | No |
| Schedule # (Tax ID) | R012190 | Lot Acres (approx) | |
| Selling Price | \$195,000 | SP % LP | 93.30 |

Directions Take Bighorn Road east from 1-70 (East Vail). Turn left on Spruce Drive and then left on Spruce Way, turn hard right up the hill. Building 7 is the one at the top on the east end of complex.

Marketing Remarks Nice sunny one-bedroom in East Vail, on the free bus route. Perfect for locals or a mountain retreat. Heat is included in the HOA fees for low monthly costs.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$274.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/16/14 | Listing # 920177 | 4640 Vail Racquet Club Dr #16 Vail, CO 81657-5261 | Listing Price: \$229,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|--------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | East Vail | Complex/Subdivision | Vail Racquet Club Condos |
| Beds | 1 | Sq Ft (approx) | 576 County/Gov't |
| Baths (FTH) | 1 (1 0 0) | Price / Sq Ft | \$379.34 |
| Year Built | 1973 | Ranch | No |
| Schedule # (Tax ID) | R033806 | Lot Acres (approx) | |
| Selling Price | \$218,500 | SP % LP | 95.41 |

Directions Take I-70 East Vail exit onto Big Horn Rd and go .8 miles. Right on Streamside Circle and then immediate left. Continue on Meadow Dr. east to VRC first entrance before Clubhouse. Follow around to Bldg 10. Park in front and go to second floor.

Marketing Remarks Excellent condition, one bedroom, one bath second floor unit with balcony overlooking Gore Creek. Freshly painted and cleaned. Not currently in rental pool, so easy to show. Centrally located across from tennis courts and near year round heated pool.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$497.00

November 2014

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Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/20/14 | Listing # 920204 County: Eagle | 3931 Bighorn Rd #5C Vail, CO 81657 | Listing Price: \$275,000 |
|------------------------------|---|---|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | East Vail | Complex/Subdivision | Pitkin Creek Park |
| Beds | 1 | Sq Ft (approx) | 659 County/Gov't |
| Baths (FTH) | 1 (1 0 0) | Price / Sq Ft | \$394.54 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R013791 | Lot Acres (approx) | |
| Selling Price | \$260,000 | SP % LP | 94.55 |

Directions Pull in to the convenience store parking lot and park in a spot near the bldg directly west of the store. Walk down a few steps to unit 5C.

Marketing Remarks Great location in Pitkin Creek with views of the East Vail waterfall from the living room. This condo has been updated-ss appliances, slab granite, bathroom is remodeled. Large closet in the master bedroom plus additional cabinetry for storage above fireplace & closet & vanity in the bathroom. Ground level with EZ access to bus route, convenience store, pool & hot tub, no hauling up/down stairs. Use it for yourself, short or long term rentals.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$294.62

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/17/14 | Listing # 919752 County: Eagle | 3911 Bighorn Rd #1A Vail, CO 81657-5347 | Listing Price: \$300,000 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | East Vail | Complex/Subdivision | Pitkin Creek Park |
| Beds | 1 | Sq Ft (approx) | 728 County/Gov't |
| Baths (FTH) | 1 (1 0 0) | Price / Sq Ft | \$398.35 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R013728 | Lot Acres (approx) | |
| Selling Price | \$290,000 | SP % LP | 96.67 |

Directions Bighorn Road east. Left into first Pitkin Creek parking lot (behind bus stop). Building #1 is in the back, on your left.

Marketing Remarks Stake your claim on Pitkin Creek! This beautifully remodeled unit sits right on the creek, and has amazing water views. Remodeled kitchen has granite counters, new cabinets, stainless appliances. Vermont Castings pellet stove (keeps electric bill LOW) and the log swing on the patio are all included. On free bus route (unit is right behind the historic log cabin), pool and hot tub in complex. On the bike path to the village and Vail Pass, plenty of hiking right out your door! Call today!

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$327.21

November 2014

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Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/02/14 | Listing # 919505 County: Eagle | 4560 Vail Racquet Club Dr #1-11 Vail, CO 81657-5270 | Listing Price: \$415,000 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|--------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | East Vail | Complex/Subdivision | Vail Racquet Club Condos |
| Beds | 2 | Sq Ft (approx) | 864 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$468.75 |
| Year Built | 1979 | Ranch | No |
| Schedule # (Tax ID) | R017148 | Lot Sq Ft (approx) | 1045 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0240 |
| Selling Price | \$405,000 | SP % LP | 97.59 |

Directions Building 1 Is The First Drive On The Left Past Timberfalls. As You Look At The Building, Take The Stairwell On Your Right To The Second Floor.

Marketing Remarks Charming 2nd floor condo at the Vail Racquet Club. Views To The East and West with morning and afternoon sun. Easy walk to the bus, pool and clubhouse. Hardwood floors, updated kitchen and baths make this a great rental. Sold Furnished. Turn-key.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$614.00

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/01/14 | Listing # 921180 County: Eagle | 4021 Big Horn 8J Rd #8J Vail, CO 81657-5299 | Listing Price: \$425,000 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | East Vail | Complex/Subdivision | Pitkin Creek Park |
| Beds | 3 | Sq Ft (approx) | 1261 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$335.05 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R013847 | Lot Acres (approx) | |
| Selling Price | \$422,500 | SP % LP | 99.41 |

Directions Take east entrance into Pitkin Creek (not where grocery store is) then follow to left to Building 8. J is on top floor east side.

Marketing Remarks Enjoy this location with easy access to HOA's pool and hot tubs. Easy access to Bus stop for skiing or access to Vail with convenience of grocery liquor store on site. Great rentals (long or short term)

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1433.22

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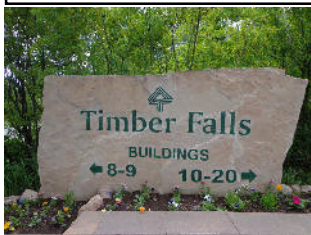
Client Summary Report

Listings as of 11/02/14 at 11:27am

Page 4

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/28/14 | Listing # 920869 | 4512 Timber Falls Ct #1106 Vail, CO 81657-4870 | Listing Price: \$529,000 |
| County: Eagle | | | |



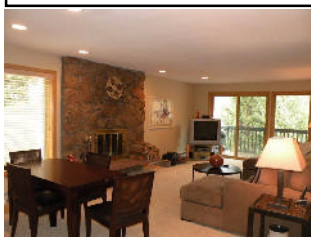
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|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | East Vail | Complex/Subdivision | Timber Falls Cond |
| Beds | 2 | Sq Ft (approx) | 900 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$564.44 |
| Year Built | 1976 | Ranch | No |
| Schedule # (Tax ID) | R033722 | Lot Acres (approx) | |
| Selling Price | \$508,000 | SP % LP | 96.03 |

Directions From Bighorn Rd take the second entrance into Timberfalls. Bldg 11 is second on your left.

Marketing Remarks What a delight! Top Floor with no shared walls - very private & quiet. Vaulted Ceilings throughout with lots of windows, even skylights. Recently upgraded with hardwood floors, new kitchen, new bathrooms, and sold completely furnished. The condo has 2 balconies, 1 off living room & 1 off master. This complex has a pool and tennis courts. It's on the bus route in beautiful East Vail.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$924.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/17/14 | Listing # 920220 | 4510 Timberfalls Ct #1206 Vail, CO 81657-4869 | Listing Price: \$550,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | East Vail | Complex/Subdivision | Timber Falls Cond |
| Beds | 3 | Sq Ft (approx) | 1165 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$450.64 |
| Year Built | 1977 | Ranch | No |
| Schedule # (Tax ID) | R001556 | Lot Acres (approx) | |
| Selling Price | \$525,000 | SP % LP | 95.45 |

Directions Take Bighorn Rd. to Streamside Circle East to Meadow Drive. Cross over Gore Creek and take first road on your right (Timber Falls Court). Building 12 is third building on your left. 1206 is on second floor up first stairwell.

Marketing Remarks Nicely updated condo with light wood cabinetry and matching woodwork throughout. Attractive tile work in entry and bathrooms with heated floors in the bathrooms. This building has it's own private hot tub. Right on the bus route. This is a well cared for property that is being sold fully furnished.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1224.85

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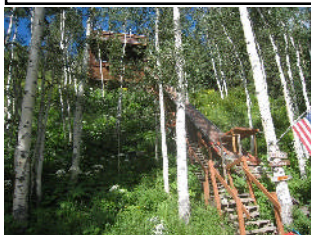
Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/30/14 | Listing # 917257 | 4842 Meadow Ln Vail, CO 81657-5507 | Listing Price: \$795,000 |
| County: Eagle | | | |



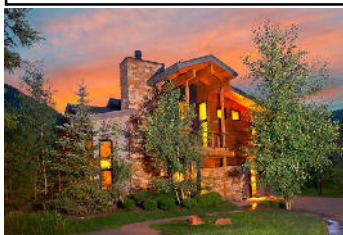
| | | | |
|----------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | East Vail | Complex/Subdivision | Bighorn Fifth |
| Beds | 4 | Sq Ft (approx) | 2044 County/Gov't |
| Baths (FTH) | 4 (1 2 1) | Price / Sq Ft | \$379.16 |
| Year Built | 1975 | Ranch | No |
| Schedule # (Tax ID) | R011765 | Lot Sq Ft (approx) | 26789 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.6150 |
| Selling Price | \$775,000 | SP % LP | 97.48 |

Directions Big Horn Road East to Main Gore, then right on Meadow Drive, around bend, house in on the left against hillside

Marketing Remarks The last of Vail's tree houses is now for sale. Live in the woods, towering above your neighbors with old growth aspen and spruce to enjoy a unique and spectacular view of the Gore Valley. This rustic cabin in the trees is comprised of two units, perfect for caretaker or extra income or, build a new home to pair with existing structure on this P/S zoned lot. Lot will accommodate up to 7941 square feet! Walk out your back door to hike in the White River National Forest. Vintage Vail!

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/31/14 | Listing # 920872 | 4367 Streamside Cir #E E Vail, CO 81657-4796 | Listing Price: \$2,299,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | East Vail | Complex/Subdivision | Bighorn Fourth |
| Beds | 4 | Sq Ft (approx) | 4178 County/Gov't |
| Baths (FTH) | 5 (1 3 1) | Price / Sq Ft | \$509.81 |
| Year Built | 2006 | Ranch | No |
| Schedule # (Tax ID) | R060212 | Lot Acres (approx) | |
| Selling Price | \$2,130,000 | SP % LP | 92.65 |

Directions I-70 East Vail exit. Follow Big Horn Road east .8 miles. Right at Streamside and take immediate right at Streamside Circle and look for 4367 Streamside Circle and residence is on east side of duplex.

Marketing Remarks Stunning contemporary and fully furnished south facing East Vail home has four bedrooms, four and one-half baths, two car garage and gourmet kitchen with a spacious sitting area to watch TV or enjoy the fireplace. Adjacent to the kitchen is an open dining and living room space and the lower level offers a comfortable family room. Home has vaulted ceilings, tasteful wood and stone accents, spectacular mountain views surrounded with tall pine trees and close to free Town of Vail bus.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$850.00

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Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/20/14 | Listing # 919399 | 5188 Gore Cir Vail, CO 81657-5457 | Listing Price: \$2,250,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | East Vail | Complex/Subdivision | Bighorn Fifth |
| Beds | 6 | Sq Ft (approx) | 4274 County/Gov't |
| Baths (FTH) | 4 (3 1 0) | Price / Sq Ft | \$503.04 |
| Year Built | 1976 | Ranch | No |
| Schedule # (Tax ID) | R011530 | Lot Sq Ft (approx) | 23000 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.5280 |
| Selling Price | \$2,150,000 | SP % LP | 95.56 |

Directions Bighorn Road to the very east entrance and take a right on Main Gore Drive. Immediate left on Gore Circle. 5188 will be on your left.

Marketing Remarks Situated on Gore Creek, this six bedroom single family home enjoys excellent privacy and unobstructed south facing views of the East Vail chutes. The spacious main level master suite opens up to the large south facing deck that also connects to a second main level bedroom, hot-tub room and kitchen. The open living and dining rooms, with impressive vaulted ceilings, are ideal for entertaining with family and friends. Add more square footage. Passport Club Membership option with parking available.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|--------------------------|---|-----------------------------------|
| Status: Sold 10/22/14 | Listing # V316590 | 5135 Main Gore Dr S Vail, CO 81657 | Listing Price: \$3,455,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | East Vail | Complex/Subdivision | Vail Meadows 1 |
| Beds | 5 | Sq Ft (approx) | 6100 Builder |
| Baths (FTH) | 6 (5 0 1) | Price / Sq Ft | \$508.20 |
| Year Built | 2002 | Ranch | No |
| Schedule # (Tax ID) | R013935 | Lot Sq Ft (approx) | 25613 ((Survey)) |
| | | Lot Acres (approx) | 0.5880 |
| Selling Price | \$3,100,000 | SP % LP | 89.73 |

Directions E. Vail Exit, Turn Right, Follow Bighorn Rd. To Main Gore Dr. Turn Right And Follow Road 1/2 Mile To 5135. On Right Near Top Of Hill.

Marketing Remarks This Property Is Located On A Gently Sloping, Corner Lot. Tremendous Views And Sun With 1 Level Living. Spacious Custom Kitchen, Large Great Room, Family Rm, Two Laundry Rms. & an Oversized 3 car garage. Owner Built By Long Time Vail Builder. Great Value in this Home! Short walk to TOV Bus. 10 Minute Drive to Town.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

November 2014

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Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|---|-----------------------------------|
| Status: Sold 10/09/14 | Listing # 916207 County: Eagle | 595 Vail Valley Dr #115- Vail, CO 81657-4558 | Listing Price: \$1,649,000 |
|------------------------------|---|---|-----------------------------------|



| | | | |
|------------------------------------|--------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Vail Village | Complex/Subdivision | Manor Vail |
| Beds | 2 | Sq Ft (approx) | 1512 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$1,023.48 |
| Year Built | 1966 | Ranch | No |
| Schedule # (Tax ID) R008760 | | Lot Sq Ft (approx) | 2191 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0503 |
| Selling Price | \$1,547,500 | SP % LP | 93.84 |

Directions 595 Vail Valley Drive at the Manor Vail Lodge Building A, units 115, 116, 117

Marketing Remarks Manor Vail is just steps away from the Gold Peak Lodge & chairlift and it's just a short stroll to Bridge Street. This spacious condo has fabulous views of the slopes. It is remodeled and meticulously maintained. Well concealed murphy beds enhance interior functionality by adding a 3rd sleeping area. All of the ideal amenities! Front desk management. Private parking. Ski lockers. Excellent rental revenue history. This is the perfect Vail condominium home all year-round.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$1852.00

| | | | |
|------------------------------|---|--|-----------------------------------|
| Status: Sold 10/02/14 | Listing # 919175 County: Eagle | 292 E Meadow Dr #679 Vail, CO 81657 | Listing Price: \$1,895,000 |
|------------------------------|---|--|-----------------------------------|



| | | | |
|------------------------------------|--------------|----------------------------|----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Vail Village | Complex/Subdivision | Mountain Haus |
| Beds | 3 | Sq Ft (approx) | 1560 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$1,125.00 |
| Year Built | 1970 | Ranch | No |
| Schedule # (Tax ID) R008601 | | Lot Sq Ft (approx) | 304 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0070 |
| Selling Price | \$1,755,000 | SP % LP | 92.61 |

Directions Vail Village at the Covered Bridge...the first building to the east!

Marketing Remarks 3 bedroom, gold rated penthouse at Vail's Mountain Haus. Vaulted ceilings, 3 remodeled bathrooms. Prime Vail Village location right next to Vail's famed Covered Bridge! An easy walk up Bridge Street to the new Gondola One for first tracks or just wander out to the shops and restaurants of Vail Village. Relax in the pool and spa apres ski. 24 hour front desk for all your needs. Great management and rental revenue!

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$1233.40

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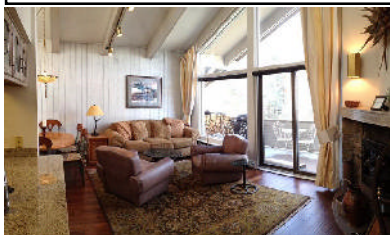
Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/09/14 | Listing # 919086 | 384 Gore Creek Dr #10 Vail, CO 81657 | Listing Price: \$2,495,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|--------------|----------------------------|----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Vail Village | Complex/Subdivision | Villa Valhalla |
| Beds | 3 | Sq Ft (approx) | 1440 County/Gov't |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$1,516.49 |
| Year Built | 1968 | Ranch | No |
| Schedule # (Tax ID) R008815 | | Lot Sq Ft (approx) | 697 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0160 |
| Selling Price | \$2,183,750 | SP % LP | 87.53 |

Directions If driving, take Vail Valley drive to Hanson Ranch Road. Pick up key from Christiania. If walking, take Bridge Street in Vail Village towards the mountain and turn on Hanson Ranch Road. Pick up key from Christiania.

Marketing Remarks Superb location right in the heart of Vail Village, just steps to the new gondola, shops and restaurants. This three bedroom penthouse offers vaulted ceilings, sun-drenched living spaces, wood floors, on-site pool, and assigned parking. The Villa Valhalla building was remodeled in 2013 and an elevator was added.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$2512.13

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/17/14 | Listing # 918065 | 165 Forest Rd Vail, CO 81657-5012 | Listing Price: \$8,425,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|--------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Vail Village | Complex/Subdivision | Vail Village 1 |
| Beds | 5 | Sq Ft (approx) | 4837 Appraiser |
| Baths (FTH) | 6 (5 0 1) | Price / Sq Ft | \$1,638.41 |
| Year Built | 1992 | Ranch | No |
| Schedule # (Tax ID) R039984 | | Lot Sq Ft (approx) | 18818 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.4320 |
| Selling Price | \$7,925,000 | SP % LP | 94.07 |

Directions Main Vail Round about to Vail Road, right onto Forest Road, the home is on the right side of Forest Road.

Marketing Remarks Unique views of the Gore Range, Golden Peak as well as Gore Creek are captured from this George Shaeffer-built home in Vail's most prestigious neighborhood. A main-floor master suite and 4 large guestrooms with en suite baths on multiple levels provide the sleeping arrangements, while the great room, study, and family room provide ample living space. The gourmet kitchen has a sunny breakfast nook, and a flagstone balcony, custom stone hot tub and water feature highlight the exterior living space

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

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Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/04/14 | Listing # 918494 County: Eagle | 635 W Lionshead Pl #294 Vail, CO 81657-5217 | Listing Price: \$885,000 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Lionshead | Complex/Subdivision | Lion Square North |
| Beds | 1 | Sq Ft (approx) | 934 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$835.12 |
| Year Built | 1974 | Ranch | No |
| Schedule # (Tax ID) | R064221 | Lot Sq Ft (approx) | 723 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0166 |
| Selling Price | \$780,000 | SP % LP | 88.14 |

Directions Lion Square Lodge is located at the base of the Lionshead Gondola. Unit # 294 is located in the North Building. If driving, take the Frontage Rd to W. Lionshead Circle and go to the bottom of the hill. The front desk for key card is on your right in

Marketing Remarks This beautifully remodeled 1-bedroom, 2-bath condominium in Lionshead will give you that ski-in/ski-out convenience you're looking for. Year-round pool, hot tubs, saunas, exercise room, front desk, concierge, ski lockers, elevator, parking and on-site restaurant. Located within steps of village dining, shops, winter/summer activities and more. With views of Vail Mountain, this property is being sold furnished. Rental program is a 56%/44% split in favor of the owner. An ideal mountain getaway!

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$2060.00

| | | | |
|------------------------------|---|---|-----------------------------------|
| Status: Sold 10/22/14 | Listing # 916060 County: Eagle | 728 West Lionshead Cir #201 Vail, CO 81657 | Listing Price: \$2,975,000 |
|------------------------------|---|---|-----------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|-------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Lionshead | Complex/Subdivision | Ritz Carlton Residences |
| Beds | 2 | Sq Ft (approx) | 1783 Plat |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$1,654.51 |
| Year Built | 2010 | Ranch | No |
| Schedule # (Tax ID) | R064622 | Lot Acres (approx) | |
| Selling Price | \$2,950,000 | SP % LP | 99.16 |

Directions Take Exit For Vail, Turn To The South. Head West On The South Frontage Road Until West Lionshead Circle, Turn Left. Valet Parking Available on Site for Brokers and Clients.

Marketing Remarks One of the most impressive turn-key 2-bedroom properties in the entire Vail area, #201 at The Ritz-Carlton Residences is a must see. Boasting more square footage than many larger condos in the area, the open & engaging floor plan offers views to the south encompassing Vail Mountain, the Lionshead Gondola, & even the rugged Gore Range from the balcony. Designer furnished. Ritz Arrabelle Club social membership available with the purchase of a Ritz Residence Developer Owned Unit for \$35,000.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$7997.50

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/15/14 | Listing # 916465 | 728 W Lionshead Cir #R-6 Vail, CO 81657-5069 | Listing Price: \$2,975,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Lionshead | Complex/Subdivision | Ritz Carlton Residences |
| Beds | 2 | Sq Ft (approx) | 2087 Builder |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$1,413.51 |
| Year Built | 2010 | Ranch | No |
| Schedule # (Tax ID) | R064601 | Lot Acres (approx) | |
| Selling Price | \$2,950,000 | SP % LP | 99.16 |

Directions I-70 Vail Exit, Main Vail round about, west on South Frontage Road, left on West Lionshead Circle, Valet Park at the property on right.

Marketing Remarks Re-sale opportunity at the Ritz Carlton Residences, Vail. Residence 6 is located on the popular and convenient Terrace level with easy access to the Gore Creek Place path, bike path along Gore Creek and a short walk into Lionshead. This 2 bedroom plus den is offered fully furnished with high quality furniture and accessories from Slifer Designs. A turn key property in one Vail's finest buildings.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$8685.25

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/29/14 | Listing # 919356 | 728 West Lionshead Cir #508 Vail, CO 81657 | Listing Price: \$3,790,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Lionshead | Complex/Subdivision | Ritz Carlton Residences |
| Beds | 3 | Sq Ft (approx) | 2226 Plat |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$1,532.35 |
| Year Built | 2010 | Ranch | No |
| Schedule # (Tax ID) | R064689 | Lot Acres (approx) | |
| Selling Price | \$3,411,000 | SP % LP | 90.00 |

Directions Take Exit For Vail, Turn To The South. Head West On The South Frontage Road Until West Lionshead Circle, Turn Left. Valet Parking Available on Site for Brokers and Clients.

Marketing Remarks This generously sized three bedroom, three bath penthouse residence is ideal for the family that desires the latest and greatest in luxury home features. Gourmet kitchen finishes include granite slab countertops, alder wood cabinets, and Bosch stainless steel appliances. Soaring vaulted ceilings create an open and inviting feel to the living area. Ritz Arrabelle Club social membership available with the purchase of a Ritz Developer owned residence for \$35,000.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$9487.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/01/14 | Listing # 919052 | 675 W Lionshead Pl #682 Vail, CO 81657-5217 | Listing Price: \$6,750,000 |
| County: Eagle | | | |



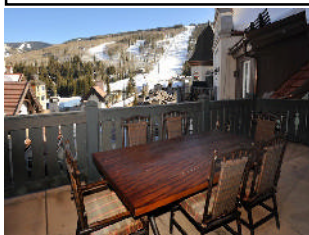
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|----------------------------|-------------|----------------------------|--------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Lionshead | Complex/Subdivision | Arrabelle At Vail Square |
| Beds | 4 | Sq Ft (approx) | 3040 County/Gov't |
| Baths (FTH) | 5 (3 2 0) | Price / Sq Ft | \$2,076.48 |
| Year Built | 2007 | Ranch | No |
| Schedule # (Tax ID) | R060452 | Lot Acres (approx) | |
| Selling Price | \$6,312,500 | SP % LP | 93.52 |

Directions Located in The Arrabelle at Vail Square.

Marketing Remarks You haven't seen this one before! Simply the finest Gore Range and ski mountain views available from this top floor luxury residence. Four bedrooms, 5 baths plus grand living room with vaulted ceilings and large deck with front row ski mountain views. Gourmet kitchen with Viking appliances including double oven/gas range. Luxury hotel amenities include fine dining, luxury spa, concierge, valet parking, garage storage cage, room service, year-round outdoor pool & hot tubs. Designer furnished.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$11693.00

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/03/14 | Listing # 921665 | 675 Lionshead Pl #629 Vail, CO 81657 | Listing Price: \$9,500,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|--------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Lionshead | Complex/Subdivision | Arrabelle At Vail Square |
| Beds | 5 | Sq Ft (approx) | 4495 Builder |
| Baths (FTH) | 7 (4 2 1) | Price / Sq Ft | \$2,080.09 |
| Year Built | 2007 | Ranch | No |
| Schedule # (Tax ID) | R060413 | Lot Acres (approx) | |
| Selling Price | \$9,350,000 | SP % LP | 98.42 |

Directions Main Vail exit, west on South Frontage road, left on west Lionshead Circle, stay on road to Arrabelle Porte Cochere, pull up to Valet for parking.

Marketing Remarks Arrabelle Penthouse #629 is a unique combination of panoramic Vail Mountain views and a multi-level floor plan great for entertaining and gatherings. The Penthouse consists of a main level master suite, a great room with vaulted ceilings, four spacious bedrooms are located on the second level as well as a loft family room. Another unique feature is the two large outdoor spaces, one large balcony overlooking the slopes and a large private outdoor living room on the second level.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$16991.00

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/28/14 | Listing # 921604 | 1136 Sandstone Dr #A301 Vail, CO 81657-4048 | Listing Price: \$282,000 |
| County: Eagle | | | |



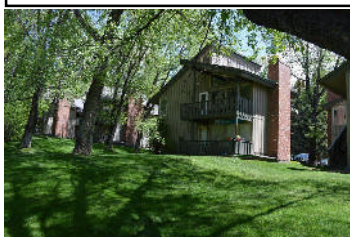
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|----------------------------|----------------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Sandstone Lionsridge | Complex/Subdivision | Homestake at Vail |
| Beds | 1 | Sq Ft (approx) | 561 County/Gov't |
| Baths (FTH) | 1 (1 0 0) | Price / Sq Ft | \$502.67 |
| Year Built | 1973 | Ranch | No |
| Schedule # (Tax ID) | R033415 | Lot Acres (approx) | |
| Selling Price | \$282,000 | SP % LP | 100.00 |

Directions Red Sandstone Road to Vail View Drive, turn right onto Sandstone Drive, take left to enter Homestake complex, down one level and park, upper building. Up one flight of stairs on westernmost stairway.

Marketing Remarks The one you have been waiting for!! Top floor Corner unit with extra windows framing the best views in Vail, from the Gore Range to the Vail Ski Slopes to the Sawatch! Completely remodeled with new carpet, fresh interior and exterior paint, new stove, dishwasher, some new windows, and many other upgrades. Heat, Hot Water, Heated Driveway and Wi-Fi included in dues. Don't Wait!! Show it today!

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$950.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/29/14 | Listing # 920381 | 923 Red Sandstone Rd #13D Vail, CO 81657-4466 | Listing Price: \$435,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|----------------------|----------------------------|------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Sandstone Lionsridge | Complex/Subdivision | Sandstone 70 |
| Beds | 2 | Sq Ft (approx) | 926 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$469.76 |
| Year Built | 1967 | Ranch | No |
| Schedule # (Tax ID) | R003995 | Lot Acres (approx) | |
| Selling Price | \$435,000 | SP % LP | 100.00 |

Directions North Frontage Road to Red Sandstone, left at first Sandstone 70 entrance, Building 13 on Left, Unit D is top floor, stairs to left as you face the front of the building.

Marketing Remarks Listen to the sounds of Sandstone Creek from this contemporary 2 bedroom condo with loft, Hardwood floors, Granite Counters, Vaulted ceilings, wood fireplace, washer/dryer, Furnished. Private deck overlooking Creek and park-like back yard. Move-In ready, Located on free Town of Vail bus Vail Village or short walk to Lionshead ski lift, Pet friendly condo with grass play area on the creek.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1028.00

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/10/14 | Listing # 921130 | 903 N Frontage Rd W #7 Vail, CO 81657-4419 | Listing Price: \$499,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|----------------------|----------------------------|------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Sandstone Lionsridge | Complex/Subdivision | Sandstone 70 |
| Beds | 2 | Sq Ft (approx) | 924 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$503.25 |
| Year Built | 1969 | Ranch | No |
| Schedule # (Tax ID) | R006205 | Lot Acres (approx) | |
| Selling Price | \$465,000 | SP % LP | 93.19 |

Directions Exit Vail and proceed West on North Frontage Rd, Sandstone 70 is past Pedestrian Bridge on right hand side.

Marketing Remarks Amazing high-end remodel on this convenient ground floor 2BR/2BA condo, walking distance to the Lionshead pedestrian bridge. Located right on Sandstone Creek and just steps from the Town of Vail bus. Great for weekend visitors or a full time resident.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1068.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/17/14 | Listing # 919305 | 665 N Frontage Rd W #12D Vail, CO 81657-4697 | Listing Price: \$660,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|----------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Sandstone Lionsridge | Complex/Subdivision | Sun Vail Condo |
| Beds | 2 | Sq Ft (approx) | 1070 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$607.48 |
| Year Built | 1993 | Ranch | No |
| Schedule # (Tax ID) | R041581 | Lot Sq Ft (approx) | 3354 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0770 |
| Selling Price | \$650,000 | SP % LP | 98.48 |

Directions .8 of a mile from main Vail round-a-bout on North Frontage Road just past the pedestrian overpass.

Marketing Remarks Ski storage option at the base of Vail mountain. 3 block walk to Lionshead gondola in 5-6 minutes. No need to wait for a bus or look for parking. Big ski slope and valley views. One of the best year round outdoor pools and hot tubs anywhere.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$2250.00

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/24/14 | Listing # 921295 | 945 Red Sandstone Rd #A-6 Vail, CO 81657 | Listing Price: \$690,000 |
| County: Eagle | | | |



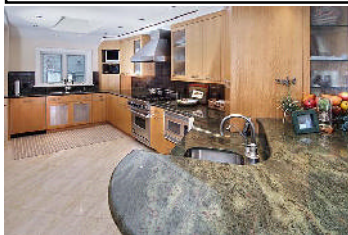
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|----------------------------|----------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Sandstone Lionsridge | Complex/Subdivision | Sandstone Park Condos |
| Beds | 4 | Sq Ft (approx) | 1654 County/Gov't |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$405.08 |
| Year Built | 1979 | Ranch | No |
| Schedule # (Tax ID) | R016056 | Lot Acres (approx) | |
| Selling Price | \$670,000 | SP % LP | 97.10 |

Directions From North Frontage Rd. turn on Sandstone Road. Turn left at bridge, Sandstone Park is on the right, unit A-6. Bldg. says 960.

Marketing Remarks Updated condo, overlooking creek. On bus line or walk to Vail/Lionshead. This is a special property, must show. Very little highway impact. Beautifully remodeled and furnished.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1370.00

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/06/14 | Listing # 919250 | 1476 Westhaven Dr #38 Vail, CO 81657-4320 | Listing Price: \$1,450,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|----------------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Cascade Village Glen | Complex/Subdivision | Coldstream Condos |
| Beds | 3 | Sq Ft (approx) | 1556 Appraiser |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$851.54 |
| Year Built | 1979 | Ranch | No |
| Schedule # (Tax ID) | R013134 | Lot Acres (approx) | |
| Selling Price | \$1,325,000 | SP % LP | 91.38 |

Directions N/A

Marketing Remarks impeccably re-modeled and re-designed three bedroom residence offered turn-key and beautifully furnished. Totally modernized with luxury finishes and features. Exotic woods, custom cabinetry, in-floor heating, steam shower, low voltage lighting and abundant storage are just a few of the details. Enjoy the sights and sounds of this gorgeous creek side location with convenience of the ski lift, athletic club and bike path.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1837.00

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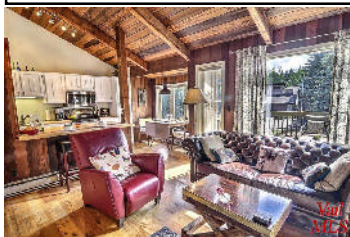
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/08/14 | Listing # 920776 | 2447 Chamonix Ln #C12 Vail, CO 81657-4255 | Listing Price: \$509,000 |
| County: Eagle | | | |



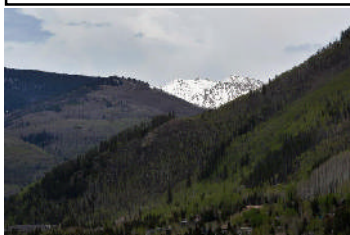
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|----------------------------|-----------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | West Vail North | Complex/Subdivision | Northridge Condo |
| Beds | 3 | Sq Ft (approx) | 1392 County/Gov't |
| Baths (FTH) | 3 (1 1 1) | Price / Sq Ft | \$357.04 |
| Year Built | 1975 | Ranch | No |
| Schedule # (Tax ID) | R013602 | Lot Acres (approx) | |
| Selling Price | \$497,000 | SP % LP | 97.64 |

Directions From the North West Vail Shell station follow Chamonix Rd; Left on Chamonix Lane for .3 Miles. Northridge is on your right just before Chamonix Ln turns into Arosa Dr as it turns right towards Ellefson Park. Building C is on your left.

Marketing Remarks Perfect mountain home with a great deal of natural light while keeping a rustic tone of a rough-son wood ceiling in the living room and bright kitchen. This 3 Bedroom 2.5 bath condo offers a carport and a huge sunny deck with stairs to enjoy the large yard. Incredible place to enjoy a sunset or lazy afternoon. Just steps to the Town of Vail Bus and Ellefson park. The property is well protected from any road noise offering an affordable quite retreat so close to Vail skiing, biking, & hiking.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$900.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/14/14 | Listing # 920454 | 2427 Chamonix Ln #4 Vail, CO 81657-4252 | Listing Price: \$649,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-----------------|----------------------------|--------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | West Vail North | Complex/Subdivision | Vail View Th |
| Beds | 4 | Sq Ft (approx) | 2060 Seller |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$310.19 |
| Year Built | 1968 | Ranch | No |
| Schedule # (Tax ID) | R013307 | Lot Acres (approx) | |
| Selling Price | \$639,000 | SP % LP | 98.46 |

Directions West Vail Exit to Chamonix Rd. Left on Chamonix Lane, on the right.

Marketing Remarks Completely remodeled townhome with fantastic view of the Gore Range & NO HOA! New kitchen with stainless steel appliances, granite countertops, large pantry & radiant heat. New hickory hardwood floors, knotty alder doors & trim. Updated bathrooms, huge laundry room with tons of built-in cabinets & plenty of storage throughout. Wood burning fireplace plus a fenced back yard with covered slate porch. Easily convert lower level to a 2 BD Lock off. An incredible value at only \$315 a sq ft!

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/03/14 | Listing # 919974 | 2000 Chamonix Ln Vail, CO 81657 | Listing Price: \$995,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-----------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | West Vail North | Complex/Subdivision | Buffer Creek |
| Beds | 6 | Sq Ft (approx) | 2912 County/Gov't |
| Baths (FTH) | 4 (4 0 0) | Price / Sq Ft | \$295.33 |
| Year Built | 1966 | Ranch | No |
| Schedule # (Tax ID) | R013830 | Lot Sq Ft (approx) | 16422 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.3770 |
| Selling Price | \$860,000 | SP % LP | 86.43 |

Directions North Frontage Rd to Buffehr Creek Rd. Take a left onto Chamonix Lane and 2000 Chamonix is a few parcels down on your left (south side of Rd). Thanks for showing!

Marketing Remarks Rare redevelopment opportunity in the Town of Vail. This 4-plex is conveniently located on the bus route and is comprised of two 2-bedroom/1-bathroom and two 1-bedroom/1-bathroom condos. Zoning is primary/secondary on this large, flat, south-facing lot that is steps away from Buffehr Creek Park. Gross rent has been \$4K/month and this provides the flexibility to generate income while planning the redevelopment.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/27/14 | Listing # 919788 | 2673 Cortina Ln #B Vail, CO 81657-5392 | Listing Price: \$1,625,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-----------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | West Vail North | Complex/Subdivision | Vail Ridge Sub |
| Beds | 5 | Sq Ft (approx) | 3261 County/Gov't |
| Baths (FTH) | 5 (3 2 0) | Price / Sq Ft | \$498.31 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R048588 | Lot Sq Ft (approx) | 26136 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.6000 |
| Selling Price | \$1,625,000 | SP % LP | 100.00 |

Directions Up Chamonix between gas stations and turn left at yield keep heading up hill past Arosa and Davos Trail until you see Cortina on right. Home is on the right half way up Cortina..

Marketing Remarks Amazing sunny Gore Range Views! Huge heated private back patio/lawn with hot tub. Open Great Room and Kitchen, 4 decks and Oversized 2-Car Garage with large loft for ski storage make this the perfect mountain home. Best hiking in Vail is steps from your door.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

November 2014

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Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/15/14 | Listing # 921584 | 2744 Basingdale Blvd #2 Vail, CO 81657-3869 | Listing Price: \$490,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-----------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | West Vail South | Complex/Subdivision | Vail Intermountain Sub |
| Beds | 3 | Sq Ft (approx) | 1185 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$417.72 |
| Year Built | 1973 | Ranch | No |
| Schedule # (Tax ID) | R004835 | Lot Acres (approx) | |
| Selling Price | \$495,000 | SP % LP | 101.02 |

Directions Take South Frontage Road to Vail Intermountain. Take right on Kinnickinnick and drive to stop sign. Go straight onto Basingdale Blvd and this house is second on your left. Left side of duplex.

Marketing Remarks This is a great opportunity to own a well maintained duplex home in Vail at an affordable price. This charming residence offers a large private backyard deck, ample surface parking and easy access to the free Town of Vail bus service and neighborhood park. Large loft upstairs is counted as the third bedroom. Sold fully furnished.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/02/14 | Listing # 920128 | 2520 Kinnickinnick Rd #M6 Vail, CO 81657-4194 | Listing Price: \$599,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-----------------|----------------------------|-----------------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | West Vail South | Complex/Subdivision | Meadow Creek Condo Of Inter |
| Beds | 3 | Sq Ft (approx) | 1622 Appraiser |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$357.28 |
| Year Built | 1990 | Ranch | No |
| Schedule # (Tax ID) | R032601 | Lot Acres (approx) | |
| Selling Price | \$579,500 | SP % LP | 96.74 |

Directions South Frontage road past Stephens Park, take left on Kinnickinnick Rd, take left after mailboxes go to east end of complex. Unit on west end of the M Building which is on the right.

Marketing Remarks This is not your typical Meadow Creek Town home. End unit with extra windows, numerous upgrades throughout, jacuzzi tub, steam shower, expanded deck with stairs. Located in the best building in the complex, backs up to open space. There is space for 2 cars, 1 carport plus 1 assigned parking space. Shows very well.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1054.25

November 2014

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/30/14 | Listing # 917301 | 410 Eagle St #B Red Cliff, CO 81649 | Listing Price: \$349,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Red Cliff | Complex/Subdivision | Red Cliff |
| Beds | 3 | Sq Ft (approx) | 1658 County/Gov't |
| Baths (FTH) | 3 (1 1 1) | Price / Sq Ft | \$205.07 |
| Year Built | 2007 | Ranch | No |
| Schedule # (Tax ID) | R060218 | Lot Sq Ft (approx) | 2309 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0530 |
| Selling Price | \$340,000 | SP % LP | 97.42 |

Directions I-70 To Exit 171 for Minturn. Follow Highway 24 South for approx. 9 miles just before the green bridge. Turn left at the Red Cliff sign on High Road into the town of Redcliff. Continue straight and the home is on the left. 410 Eagle Street, Unit B.

Marketing Remarks Unique opportunity in that this property is zoned for mixed use allowing for a commercial use on the ground level! Built in 2007, this 1,658 square foot duplex boasts 3 bedrooms, 2.5 baths, and an 830 sq. ft., heated, 3-car garage. This 3-story home has an open floor plan, amazing southern exposure, & spectacular mountain views. Huge kitchen with bar seating, stainless steel appliances, & beautifully finished knotty pine cabinets. Bonus room for dining area/office. 25 minutes to Vail & 30 to BC!

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/02/14 | Listing # 920151 | 691 Deer Blvd #A Avon, CO 81620-0 | Listing Price: \$519,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Eagle/Vail | Complex/Subdivision | 11th Fairway |
| Beds | 4 | Sq Ft (approx) | 2075 County/Gov't |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$240.96 |
| Year Built | 1989 | Ranch | No |
| Schedule # (Tax ID) | R029475 | Lot Acres (approx) | |
| Selling Price | \$500,000 | SP % LP | 96.34 |

Directions Turn onto Eagle-Vail Rd from Highway 6 at the Shop & Hop. Turn left onto Deer Blvd at stop sign. Drive about 1/2 mile and the 4-plex will be on your left. Westernmost unit in the complex.

Marketing Remarks Golf course location! Private end unit with large deck, walk out patio, gas fireplace and many upgrades including granite counters, designer lighting, vessel sinks, stainless bath fixtures, tile flooring and more! Lower level can serve as a mother-in-law apartment with living area, refrigerator, cabinets and sink. Built-in storage deck in garage.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$700.00

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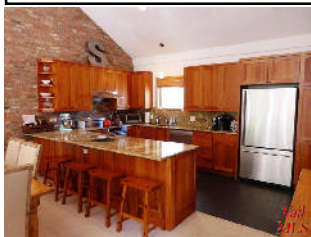
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/23/14 | Listing # 921533 County: Eagle | 39 Deer Ct #E Avon, CO 81620-8774 | Listing Price: \$579,000 |
|------------------------------|---|--|---------------------------------|



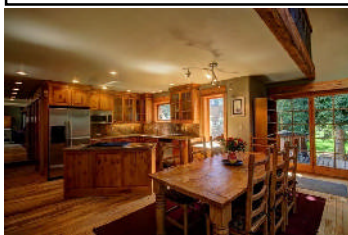
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|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | EagleVail | Complex/Subdivision | Eagle-vail 2 |
| Beds | 3 | Sq Ft (approx) | 2200 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$262.27 |
| Year Built | 1993 | Ranch | No |
| Schedule # (Tax ID) | R041464 | Lot Acres (approx) | |
| Selling Price | \$577,000 | SP % LP | 99.65 |

Directions Enter EagleVail from Highway 6 at the light at Stone Creek. Turn Right on Deer Blvd. and Turn Right at the 1st stop sign on Deer Court. House is at the end of the culdesac to the right - east side of duplex.

Marketing Remarks Wow, this home has it all! Incredible kitchen with alder cabinets, stainless appliances and stunning slab granite. The expansive living room boasts an entire wall of brick, high ceilings and a bank of south facing windows for optimal light. The master is huge and is on the main living level. Enjoy the large soaking tub, separate shower and hot water on demand. The lower level has 2 bedrooms each with a private bath. The home is on a culdesac and features a private driveway and two car garage.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$325.00

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/01/14 | Listing # 920586 County: Eagle | 977 Deer Blvd #A Avon, CO 81620 | Listing Price: \$699,900 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|----------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | EagleVail | Complex/Subdivision | Eagle-vail 2 |
| Beds | 5 | Sq Ft (approx) | 2964 Appraiser |
| Baths (FTH) | 4 (4 0 0) | Price / Sq Ft | \$229.08 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R049020 | Lot Acres (approx) | |
| Selling Price | \$679,000 | SP % LP | 97.01 |

Directions HWY 6 turn at Shop and Hop Go 1/2 Block Right turn onto Deer BLVD. Duplex on right, East side of duplex, sign on property.

Marketing Remarks Sunny south facing rare entry level home with main floor master. Complete remodel with slab granite finishes, steam room and ample lit closets. Vaulted great room. 5 bdrms including 2 masters and 4 full baths plus a bonus room 20' by 10ft' for an office or a add. sleeping room. Included 2 bdrm garden level nannies qtrs with sep. entry looking out to a beautifully landscaped fenced yard. This spacious 2964 sq. ft. home can not be seen by driving by! Quiet location and only 2 blocks from bus stop

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$325.00

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/01/14 | Listing # 920814 | 647 Stone Creek Dr A Avon, CO 81621-0 | Listing Price: \$749,900 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | EagleVail | Complex/Subdivision | Eagle-vail 2 |
| Beds | 3 | Sq Ft (approx) | 2548 Appraiser |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$288.46 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R016315 | Lot Sq Ft (approx) | 5401 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1240 |
| Selling Price | \$735,000 | SP % LP | 98.01 |

Directions Take the Stone Creek entrance into Eagle Vail, Follow around the curve, house is on the left, West/Left Side Of Duplex

Marketing Remarks Nothing currently available compares to this wonderful home! With a prime location, the home sits on the sixth green of the Eagle Vail Golf course and has a beautiful stream flowing around the north and western sides of the home. There are 3 large decks with a remodeled, grand entry into the home, vaulted ceilings, picturesque windows and a inviting stone fireplace. The home also has 3 beds, a loft and additional den/office. The home is currently configured with a mother-in-law suite if desired

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$325.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/02/14 | Listing # 921364 | 40 Grouse Court Ct #B Avon, CO 81620-0 | Listing Price: \$745,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | EagleVail | Complex/Subdivision | Grouse Court Th |
| Beds | 4 | Sq Ft (approx) | 2098 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$357.96 |
| Year Built | 1991 | Ranch | No |
| Schedule # (Tax ID) | R033979 | Lot Acres (approx) | |
| Selling Price | \$751,000 | SP % LP | 100.81 |

Directions Deer Boulevard to Grouse Court. Right side of the duplex.

Marketing Remarks Move quickly to see this beautiful EagleVail home, situated on a private and quiet street in this most desirable community. 40 Grouse Court has been lovingly renovated to a Beaver Creek standard in most every way. Beautiful wood flooring, cathedral ceilings, gorgeous tile work, in-floor radiant heat, terrific master suite, fresh paint, newer roof and a gourmet kitchen featuring custom cabinetry and every high end appliance you could ask for. Pictures coming soon!

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

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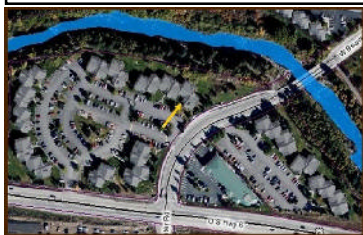
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/15/14 | Listing # 921305 | 1061 W Beaver Creek Blvd #F101 Avon, CO 81620-0 | Listing Price: \$219,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Sunridge Condos 2 |
| Beds | 2 | Sq Ft (approx) | 768 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$273.44 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R025371 | Lot Acres (approx) | |
| Selling Price | \$210,000 | SP % LP | 95.89 |

Directions From Avon, Highway 6 West, Right on W Beaver Creek Blvd. 1st left into Sunridge. Building F is 1st on Right.

Marketing Remarks Introducing the most affordable 2bd/2 bath home between Vail and Avon! Located at the base of Beaver Creek, this 2 bedroom, 2 bath condominium offers low-maintenance living in the heart of the Vail Valley. Its convenient location, close proximity to the free ski shuttle and town bus makes these homes highly desirable among local residents and visitors alike.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$260.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/15/14 | Listing # 921301 | 1050 W Beaver Creek Blvd #C102 Avon, CO 81620-0 | Listing Price: \$229,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Sunridge Condos 2 |
| Beds | 2 | Sq Ft (approx) | 768 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$279.95 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R025329 | Lot Acres (approx) | |
| Selling Price | \$215,000 | SP % LP | 93.89 |

Directions From Avon, Highway 6 West. Right on W. Beaver Creek Blvd and 2nd left into Sunridge Phase II

Marketing Remarks Located on the north-side (i.e. no parking lot view) of building C, at the base of Beaver Creek, this 2 bedroom, 2 bath condominium offers low-maintenance living in the heart of the Vail Valley. Its convenient location, close proximity to the free ski shuttle and town bus makes these homes highly desirable among local residents and visitors alike.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$260.00

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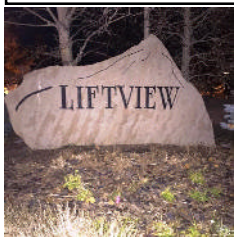
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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/24/14 | Listing # 921642 | 998 W Beaver Creek Blvd #D303 Avon, CO 81620-0 | Listing Price: \$229,900 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Sunridge Condos 2 |
| Beds | 2 | Sq Ft (approx) | 768 County/Gov't |
| Baths (FTH) | 0 (0 0 0) | Price / Sq Ft | \$289.06 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R011192 | Lot Acres (approx) | |
| Selling Price | \$222,000 | SP % LP | 96.56 |

Directions Liftview Building D, top floor 303

Marketing Remarks Top Floor Liftview unit with vaulted ceilings. New windows and sliding glass door recently installed. New carpet waiting to be installed.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$238.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/10/14 | Listing # 921287 | 998 W Beaver Creek Blvd #D209 Avon, CO 81620 | Listing Price: \$239,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Sunridge Condos 1 |
| Beds | 2 | Sq Ft (approx) | 768 Appraiser |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$295.57 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R011184 | Lot Acres (approx) | |
| Selling Price | \$227,000 | SP % LP | 94.98 |

Directions Heading west on HWY 6 turn right a W. Beaver Creek Blvd. Make a right at entrance to Liftview condos. Take the 2nd right into parking lot and the D building will be on your right.

Marketing Remarks Remodeled condo with nice finishes in Liftview. Updated bathrooms, wood floors, wood burning fireplace and new carpet. Move in ready. Nice location overlooking a small stream. Close to bike path, Eagle River, bus route to town and Beaver Creek. Extra large storage closet. Easy to show!

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$237.00

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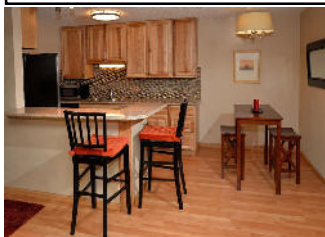
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/03/14 | Listing # 921090 | 1050 W Beaver Creek Blvd #B204 Avon, CO 81620-0 | Listing Price: \$249,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Sunridge Condos 2 |
| Beds | 2 | Sq Ft (approx) | 768 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$319.01 |
| Year Built | 1980 | Ranch | No |
| Schedule # (Tax ID) | R025323 | Lot Acres (approx) | |
| Selling Price | \$245,000 | SP % LP | 98.39 |

Directions Sunridge 2 behind Agave Restaurant. 2nd building from right.

Marketing Remarks Right on the river! Beautifully remodeled in last 18 months. Kitchen has new stainless appliances, hickory cabinets, slab-granite counters. New flooring throughout. Both baths remodeled with new sinks, toilets, vanities, mirrors. Added extra tub in 2nd bath & new, super-efficient heaters. Built-in shelving in master closet. All new paint, baseboard, and door casings. Solid, 2-panel wood doors. Earth clay on living rm walls. You'll love living & sleeping with the river sounds in the background!

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$237.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/31/14 | Listing # 921725 | 511 Metcalf Rd #J30 Avon, CO 81620-0 | Listing Price: \$255,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Metcalf Lofts 2 |
| Beds | 2 | Sq Ft (approx) | 935 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$264.17 |
| Year Built | 2003 | Ranch | No |
| Schedule # (Tax ID) | R055244 | Lot Acres (approx) | |
| Selling Price | \$247,000 | SP % LP | 96.86 |

Directions I70 to Avon exit 167. Exit north onto Nottingham Rd, turn right onto Metcalf Rd. J Bldg is the second set of buildings. Park in front of J Bldg in the far left space. The staircase to the right to access the front door.

Marketing Remarks Top Floor Metcalf Lofts condo with 2 Bedrooms and 2 Bathrooms plus oversized 1 car garage. High ceilings, ample windows, wood floors, and great views give this condo a fun urban loft feel. Enjoy the convenience of gas range and w/d. Perfect for 1st time buyers or investors, this condo has solid rental history.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$945.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/22/14 | Listing # 919451 | 205 Hurd Ln #4212 Avon, CO 81620 | Listing Price: \$330,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Avon Crossing |
| Beds | 2 | Sq Ft (approx) | 1020 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$322.06 |
| Year Built | 1996 | Ranch | No |
| Schedule # (Tax ID) | R044193 | Lot Sq Ft (approx) | 1917 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0440 |
| Selling Price | \$328,500 | SP % LP | 99.55 |

Directions Exit 1-70 at the Avon Exit. Head South on Avon Road. Turn Left on Hurd Lane. Turn Left at second entrance to Avon Crossing. Building is first on your left.

Marketing Remarks Wow, views and location simply cannot be beaten when looking at properties in Avon. This immaculate 2BD/2BA condo in Avon Crossing may be the exact property you have been searching to find. One of the biggest units in all of Avon Crossing in what is considered the most desirable building in the complex. Walk to the Riverfront Gondola for direct access to world-class skiing at Beaver Creek. Grab a cup of coffee at Starbucks or a meal at Avon Bakery by walking 2 minutes. walk to anything in Avon!

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$474.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/10/14 | Listing # 921529 | 217 W Beaver Creek Blvd #C24 Avon, CO 81620-0 | Listing Price: \$430,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Avon | Complex/Subdivision | Greenbrier Condos |
| Beds | 3 | Sq Ft (approx) | 1563 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$275.11 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R045842 | Lot Sq Ft (approx) | 3485 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0800 |
| Selling Price | \$430,000 | SP % LP | 100.00 |

Directions Next door to the Comfort Inn in Avon.

Marketing Remarks Roomy 3BR/3BA Condo right in Avon. Upgraded kitchen.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$896.47

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/03/14 | Listing # 920621 | 170 Hurd Ln #C103 Avon, CO 81620-0 | Listing Price: \$599,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Canyon Run Condo |
| Beds | 3 | Sq Ft (approx) | 1585 County/Gov't |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$353.31 |
| Year Built | 1996 | Ranch | No |
| Schedule # (Tax ID) R044875 | | Lot Acres (approx) | |
| Selling Price | \$560,000 | SP % LP | 93.49 |

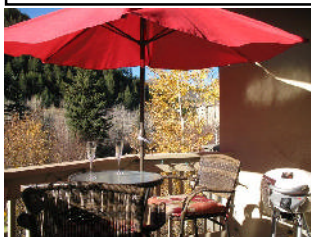
Directions Exit 167 Avon, left on Hurd Lane then next right into Canyon Run.

Marketing Remarks Nestled in the trees along the Eagle River, this charming residence enjoys the allure of stunning mountain river views while just minutes from the amenities of both Avon and Beaver Creek village. With its peaceful setting and proximity to entertainment and outdoor activities, Canyon Run offers a residential experience that truly captures the mountain lifestyle. Both master suite and living room have private decks, while expansive windows in the gracious living areas maximize sumptuous views.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$1698.18

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/29/14 | Listing # 917943 | 330 Hurd Ln #F103 Avon, CO 81620 | Listing Price: \$629,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Avon | Complex/Subdivision | Canyon Run Condo |
| Beds | 3 | Sq Ft (approx) | 1697 Appraiser |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$359.46 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) R047239 | | Lot Sq Ft (approx) | 2614 ((County/Gov't)) |
| Selling Price | \$610,000 | Lot Acres (approx) | 0.0600 |
| | | SP % LP | 96.98 |

Directions Exit 167 Avon. South to Hurd Lane (left) Canyon Run is on your Right. F103

Marketing Remarks Beautiful 3 Bedroom 3 bath with wood floors and expansive windows that invite spectacular mountain and river views. Located minutes from the gondola with easy access to Avon and Beaver Creek. Canyon Run represents the very best of mountain resort living at a price that makes economic sense.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$1639.00

November 2014

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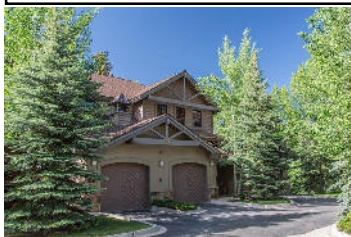
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/08/14 | Listing # 920590 County: Eagle | 37243 Highway 6 #102 Avon, CO 81620-0 | Listing Price: \$828,000 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|------------------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Avon | Complex/Subdivision | Residences at Brookside Park |
| Beds | 4 | Sq Ft (approx) | 2137 County/Gov't |
| Baths (FTH) | 4 (3 1 0) | Price / Sq Ft | \$372.02 |
| Year Built | 1999 | Ranch | No |
| Schedule # (Tax ID) | R049845 | Lot Acres (approx) | |
| Selling Price | \$795,000 | SP % LP | 96.01 |

Directions Note - address on building is 37249. Turn into Brookside and stay left. This takes you to the townhomes. 102 is the 2nd garage from the right. Stairs up to unit are to the right of the garage.

Marketing Remarks Walk into this stunning residence and you won't want to leave. Views and sounds of the river from every room highlight this tastefully decorated 2-story townhome. Enjoy a spacious open floor plan that provides plenty of room for entertaining both indoors and outside. The private upper level hosts 3 of the 4 bedrooms, each with their own bath. Ideal location for recreating: fitness room, pool, bike path just outside your door and Beaver Creek across the street. Extra large storage unit included.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$3540.00

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/02/14 | Listing # 918940 County: Eagle | 2530 Old Trail Rd #3 Avon, CO 81620 | Listing Price: \$349,900 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|--------------------|----------------------------|--------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Wildridge Wildwood | Complex/Subdivision | Snowberry Townhome |
| Beds | 4 | Sq Ft (approx) | 1689 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$200.71 |
| Year Built | 1992 | Ranch | No |
| Schedule # (Tax ID) | R039497 | Lot Acres (approx) | |
| Selling Price | \$339,000 | SP % LP | 96.88 |

Directions Nottingham Rd to Metcalf Rd. Metcalf turns into Wildridge Road, turn left onto Old Trail Road and 1/2 mile on right side of the road. Light gray paint and large parking area.

Marketing Remarks Price Reduced! Light and bright Wildridge Townhome. 4 Bedrooms, 3 Baths, gas fireplace, oversized 2 car garage and views of Beaver Creek. Seller will expand living room, prior to closing, for an additional \$27,500. Call for details!

Assoc/HOA Frequency Monthly

Assoc/HOA Fee \$333.33

November 2014

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/29/14 | Listing # 921432 | 2355 Old Trail Rd A #2 Avon, CO 81620-0 | Listing Price: \$362,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|--------------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Wildridge Wildwood | Complex/Subdivision | Mountain Shadows Condo |
| Beds | 3 | Sq Ft (approx) | 1547 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$232.71 |
| Year Built | 1982 | Ranch | No |
| Schedule # (Tax ID) R024574 | | Lot Sq Ft (approx) | 9583 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.2200 |
| Selling Price | \$360,000 | SP % LP | 99.45 |

Directions From Nottingham Rd. take a left on Metcalf Rd. to Wildridge. First left onto Old Trail Rd. Mountain Shadows is the fourth left.

Marketing Remarks Carefree living at it's finest! This 3 bedroom townhome features a spacious kitchen, vaulted ceilings, fireplace, private sunny deck and one car garage with additional covered parking. Private and quiet setting located within minutes of Beaver Creek.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$375.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/02/14 | Listing # 918939 | 2530 Old Trail Rd #2 Avon, CO 81620 | Listing Price: \$399,900 |
| County: Eagle | | | |



| | | | |
|------------------------------------|--------------------|----------------------------|--------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Wildridge Wildwood | Complex/Subdivision | Snowberry Townhome |
| Beds | 4 | Sq Ft (approx) | 1689 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$230.02 |
| Year Built | 1992 | Ranch | No |
| Schedule # (Tax ID) R039498 | | Lot Acres (approx) | |
| Selling Price | \$388,500 | SP % LP | 97.15 |

Directions Nottingham Rd to Metcalf Rd. Metcalf turns into Wildridge Road, turn left onto Old Trail Road and 1/2 mile on right side of the road. Gray paint and large parking area.

Marketing Remarks Price Reductions! Beautifully updated Wildrige Townhome. Features include 4 Bedrooms, 3 Baths with granite counters, a new kitchen with granite counters and stainless steel appliances, bamboo flooring, new carpet and paint, a new deck, new lighting, and oversized 2 car garage and more. Lots of natural light and great views to Beaver Creek.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$333.33

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/14/14 | Listing # 921397 | 3028 Wildridge Rd #1 Avon, CO 81620 | Listing Price: \$425,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|--------------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Wildridge Wildwood | Complex/Subdivision | Sunflower Th |
| Beds | 4 | Sq Ft (approx) | 1694 County/Gov't |
| Baths (FTH) | 4 (4 0 0) | Price / Sq Ft | \$239.08 |
| Year Built | 1993 | Ranch | No |
| Schedule # (Tax ID) | R040576 | Lot Acres (approx) | |
| Selling Price | \$405,000 | SP % LP | 95.29 |

Directions Take Avon exit off I-70, turn onto Nottingham Road (past Northside Kitchen). Turn right onto Metcalf which turns into Wildridge Road. Upon reaching the neighborhood, Sunflower Townhomes is the 3rd right. #1 is the 1st unit on the left.

Marketing Remarks Spectacular views! Watch the Beaver Creek fireworks from the large, brand-new deck. New windows and vaulted ceilings in the living room bring in abundant light to this 4-bedroom, 4-bath home. Store all your toys in the 2-car garage.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$275.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/29/14 | Listing # 921599 | 2080 Wildridge Rd #2 Avon, CO 81620-0 | Listing Price: \$451,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|--------------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Wildridge Wildwood | Complex/Subdivision | The Clavin |
| Beds | 3 | Sq Ft (approx) | 2213 County/Gov't |
| Baths (FTH) | 4 (2 1 1) | Price / Sq Ft | \$209.67 |
| Year Built | 1991 | Ranch | No |
| Schedule # (Tax ID) | R029843 | Lot Acres (approx) | |
| Selling Price | \$464,000 | SP % LP | 102.88 |

Directions Follow Wildridge Road into Wildridge. Shared driveway is 3rd on right, property is 2nd on left.

Marketing Remarks Enjoy great views of Beaver Creek, Avon and the White River National Forest from this Wildridge home on a mountainside cul-de-sac. Features include granite slab kitchen counters, hardwood floors and a deck in the back yard. Finished basement includes family/rec room, guest bedroom and bathroom.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$150.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/28/14 | Listing # 921408 | 2101 Old Trail Rd #A Avon, CO 81620 | Listing Price: \$550,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|--------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Wildridge Wildwood | Complex/Subdivision | Wildridge |
| Beds | 4 | Sq Ft (approx) | 1999 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$252.63 |
| Year Built | 2012 | Ranch | No |
| Schedule # (Tax ID) | R065051 | Lot Sq Ft (approx) | 1394 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0320 |
| Selling Price | \$505,000 | SP % LP | 91.82 |

Directions Wildridge Rd, left on Old Trail, first driveway on the left - farthest east unit.

Marketing Remarks Best value in Wildridge! Beautiful modern mountain new home boasting granite, stainless steel appliances, cherry wood and vaulted ceilings. Open living/dining/kitchen area with amazing views. Relax with a glass of wine on your deck that enjoys spectacular views of the Beaver Creek ski slopes and to the east. Great location - walking distance to the neighborhood children's park & dog park, and open space with miles of hiking & biking trails.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$800.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/16/14 | Listing # 921292 | 2395 Saddleridge Loop Avon, CO 81620-0 | Listing Price: \$899,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|--------------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Wildridge Wildwood | Complex/Subdivision | Wildridge |
| Beds | 4 | Sq Ft (approx) | 3625 Seller |
| Baths (FTH) | 5 (2 2 1) | Price / Sq Ft | \$240.00 |
| Year Built | 1995 | Ranch | No |
| Schedule # (Tax ID) | R022987 | Lot Sq Ft (approx) | 43560 ((County/Gov't)) |
| | | Lot Acres (approx) | 1.0000 |
| Selling Price | \$870,000 | SP % LP | 96.77 |

Directions Nottingham Rd. West from Avon. Turn right at Metcalf Rd-keep to your left towards Wildridge. Left onto Old Trail at top of hill. Make 1st left onto Saddleridge Loop. House is on the left, just before you reach intersection at Fox Lane.

Marketing Remarks One of the most livable and gracious floor plans in Wildridge, with main floor master, new office, 2 bedrooms and Great room with open kitchen/living areas. The outdoor entertaining space with stone fire pit, outdoor bar and large grassy yard set the stage for breathtaking sun sets to the West every night of the year. Lower level offers a huge family room, plus an unfinished space that can be converted to another bedroom. Private nanny apartment has it's own laundry, entrance & parking.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/14/14 | Listing # 920725 | 5768 E Wildridge Rd E #B Avon, CO 81620-0 | Listing Price: \$929,000 |
| County: Eagle | | | |



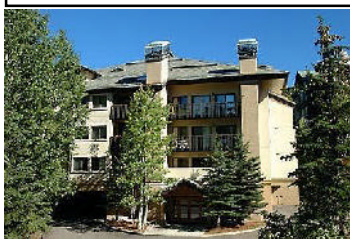
| | | | |
|----------------------------|--------------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Wildridge Wildwood | Complex/Subdivision | Wildridge |
| Beds | 4 | Sq Ft (approx) | 3381 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$263.24 |
| Year Built | 2001 | Ranch | No |
| Schedule # (Tax ID) | R053033 | Lot Sq Ft (approx) | 26572 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.6100 |
| Selling Price | \$890,000 | SP % LP | 95.80 |

Directions From Avon take Nottingham Road; turn right on Metcalf Road to 5768 Wildridge Road B

Marketing Remarks Remarkable views at the top of Wildridge to Beaver Creek and surrounding mountains; backs up to BLM. Well built 4-bedroom home with tremendous vaulted ceilings and window placements. Entry level 2-bedroom/full bath with kitchenette and living room with fireplace. Master bedroom, open great room, kitchen and dining room on second level. Includes loft/office and large guest bedroom with full bath on third level.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/01/14 | Listing # 918355 | 1206 Village Rd #A205 Beaver Creek, CO 81620 | Listing Price: \$530,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|--------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Beaver Creek | Complex/Subdivision | Townsend Place Phs 1 |
| Beds | 1 | Sq Ft (approx) | 901 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$527.19 |
| Year Built | 1987 | Ranch | No |
| Schedule # (Tax ID) | R030807 | Lot Sq Ft (approx) | 1393 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0320 |
| Selling Price | \$475,000 | SP % LP | 89.62 |

Directions Enter the Beaver Creek main gate and up Village Rd., Townsend place is on the left just after the Creekside building. A building is on the left.

Marketing Remarks Ski-in/ski-out or walk to the village, this wonderful 1-bedroom plus den lives like a 2-bedroom. Sought-after location in the building with an outdoor deck facing the creek and Creekside Park with mountain views. Remodeled baths and rare wood-burning fireplace. Fantastic short term rental potential.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$2408.17

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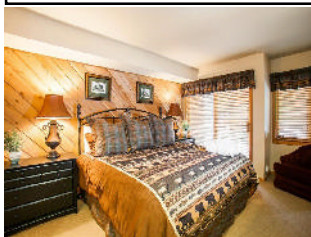
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/21/14 | Listing # 917292 | 149 Willis Pl #164 Beaver Creek, CO 81620 | Listing Price: \$710,000 |
| County: Eagle | | | |



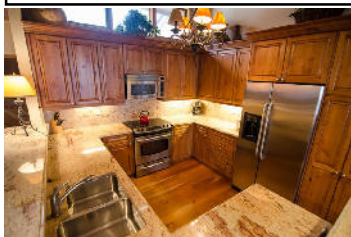
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|----------------------------|--------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Beaver Creek | Complex/Subdivision | Ridgepoint Condo |
| Beds | 3 | Sq Ft (approx) | 1938 County/Gov't |
| Baths (FTH) | 3 (1 1 1) | Price / Sq Ft | \$353.46 |
| Year Built | 1981 | Ranch | No |
| Schedule # (Tax ID) | R020976 | Lot Sq Ft (approx) | 4400 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1010 |
| Selling Price | \$685,000 | SP % LP | 96.48 |

Directions Village Road to Willis Place, turn right. Residence is located on the back side of the loop.

Marketing Remarks Beautifully decorated designer furnished 3 bedroom plus loft floor plan. All furniture, appliances and carpet have been recently replaced. Access to Beaver Creek's Dial a Ride Service lets the owner enjoy all of Beaver Creek's restaurants and recreational activities without getting into their car. Ridgepoint community amenities include tennis courts and outdoor pool and hot tub. Just a short walk to the ski way to access the Lower Beaver Creek Express Lift.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$2498.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/17/14 | Listing # 918980 | 114 Willis Pl #86 Beaver Creek, CO 81620 | Listing Price: \$799,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|--------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Beaver Creek | Complex/Subdivision | Ridgepoint Condo |
| Beds | 4 | Sq Ft (approx) | 1642 County/Gov't |
| Baths (FTH) | 3 (1 1 1) | Price / Sq Ft | \$462.85 |
| Year Built | 1981 | Ranch | No |
| Schedule # (Tax ID) | R020086 | Lot Sq Ft (approx) | 4400 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1010 |
| Selling Price | \$760,000 | SP % LP | 95.12 |

Directions Go through BC Gate - follow up hill - second RT onto Willis Place. Enter Ridgepoint Complex - 4th unit on RT. Backs to the East/Golf Course.

Marketing Remarks Excellently appointed townhome, with \$150k REMODEL, in the luxury of Beaver Creek! Views of the golf course, oversized back deck and across from the pool/hot tub!!Ski-in/ski-out from the Landing and a shuttle to/from the Village,hot tub,Xcountry skiing,hiking,summer pool,tennis and golf from your front door, this home is a home the whole family will LOVE!!Nice income producing property managed by East West Resorts!!

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$2275.00

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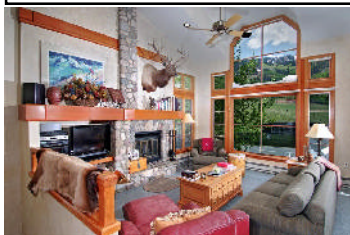
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/10/14 | Listing # 917589 | 380 Offerson Rd #J5 Beaver Creek, CO 81620 | Listing Price: \$1,175,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|--------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Beaver Creek | Complex/Subdivision | Beaver Creek Meadows |
| Beds | 3 | Sq Ft (approx) | 1828 County/Gov't |
| Baths (FTH) | 4 (3 1 0) | Price / Sq Ft | \$574.40 |
| Year Built | 1987 | Ranch | No |
| Schedule # (Tax ID) | R029092 | Lot Sq Ft (approx) | 3746 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0860 |
| Selling Price | \$1,050,000 | SP % LP | 89.36 |

Directions Follow Village Road and turn left onto Offerson Road. Follow past the Hyatt and Meadows 'J' Building is on the righthand side.

Marketing Remarks Ski in and ski out townhome with breathtaking views of the ski mountain. This is an end residence with additional windows throughout ensuring wonderful natural lighting. All three bedrooms and living areas have views to the ski mountains.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$3140.00

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/06/14 | Listing # 918989 | 15 Highlands lane Ln #R-207 Beaver Creek, CO 81620 | Listing Price: \$1,250,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|--------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Beaver Creek | Complex/Subdivision | Highlands Lodge Condo |
| Beds | 3 | Sq Ft (approx) | 1308 County/Gov't |
| Baths (FTH) | 3 (2 1 0) | Price / Sq Ft | \$848.62 |
| Year Built | 1989 | Ranch | No |
| Schedule # (Tax ID) | R032382 | Lot Sq Ft (approx) | 1089 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0250 |
| Selling Price | \$1,110,000 | SP % LP | 88.80 |

Directions Highlands Lodge is the first right turn past the Park Hyatt. Park in 15 minute parking to show and get key from front desk.

Marketing Remarks This front row 3-bedroom 3-bath condo has been upgraded throughout. Bright and sunny with views over to Strawberry Park ski runs. Highlands Lodge sits right on the mountain offering true ski in/out, outdoor heated pool, hot tubs, concierge service and front desk. Great rental potential. Closing to be in 2014

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$2998.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|-----------------------------------|
| Status: Sold 10/17/14 | Listing # 920107 County: Eagle | 300 Prater Rd #B-207 Beaver Creek, CO 81620 | Listing Price: \$1,300,000 |
|------------------------------|---|--|-----------------------------------|



| | | | |
|----------------------------|--------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Beaver Creek | Complex/Subdivision | Beaver Creek Landing |
| Beds | 3 | Sq Ft (approx) | 1917 Builder |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$652.06 |
| Year Built | 2007 | Ranch | No |
| Schedule # (Tax ID) | R060144 | Lot Sq Ft (approx) | 2701 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0620 |
| Selling Price | \$1,250,000 | SP % LP | 96.15 |

Directions Take Road To West Bc Entrance, Then First Round About Take A Right As Though Going To bldg. B And Property Is On Left.

Marketing Remarks Enjoy proven strong rental revenue when not using personally. Lift Tickets and Ski Rentals on site. Features work out facility and 2 hot tubs and pool open year round. Gondola To Avon And Chairlift To Bachelor Gulch Outside Your Back Door. Work Out Facility With Pool And Hot Tubs Downstairs. Lighting Upgrades With Flatscreen Hookup Above Fireplace.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$3580.95

| | | | |
|------------------------------|---|--|-----------------------------------|
| Status: Sold 10/27/14 | Listing # 921105 County: Eagle | 282 Borders Rd Beaver Creek, CO 81620-0 | Listing Price: \$6,695,000 |
|------------------------------|---|--|-----------------------------------|



| | | | |
|----------------------------|--------------|----------------------------|--------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Beaver Creek | Complex/Subdivision | Beaver Creek |
| Beds | 6 | Sq Ft (approx) | 6467 Appraiser |
| Baths (FTH) | 8 (5 1 2) | Price / Sq Ft | \$966.45 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R011722 | Lot Sq Ft (approx) | 1 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0000 |
| Selling Price | \$6,250,000 | SP % LP | 93.35 |

Directions Village Road to South Holden Road turn right on South Holden Road up the hill to a three way stop turn left go up Borders to 282 - on the West side of Borders.

Marketing Remarks Lovely Family Home - Ski-in during the winter or enjoy a hot-tub looking into the forest during the summer - in floor heat, elevator, heated walk ways, and views of Beaver Creek mountain make for a lovely home.

Assoc/HOA Frequency

Assoc/HOA Fee \$0.00

November 2014

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|---|---|---|-----------------------------------|
| Status: Sold 10/03/14 (Back-up pls) | Listing # 919312 County: Eagle | 180 Daybreak Ridge #512 Avon, CO 81620 | Listing Price: \$1,619,000 |
|---|---|---|-----------------------------------|



| | | | |
|----------------------------|----------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Bachelor Gulch | Complex/Subdivision | Snow Cloud Phase II |
| Beds | 3 | Sq Ft (approx) | 1743 Appraiser |
| Baths (FTH) | 4 (2 1 1) | Price / Sq Ft | \$923.69 |
| Year Built | 2002 | Ranch | No |
| Schedule # (Tax ID) | R053763 | Lot Sq Ft (approx) | 1089 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0250 |
| Selling Price | \$1,610,000 | SP % LP | 99.44 |

Directions Go through Bachelor Gulch Security Gate. Left on Daybreak Ridge. SC on right past the Ritz. Park in front of the SC Lodge. Enter lobby & turn LEFT (Phase II). Go down hallway & take elevator on right. Go to 5th floor. Turn right. SC512 on right side.

Marketing Remarks SUPERB mountain location in the heart of Bachelor Gulch Village. Premium location within the Snow Cloud complex. Homeowners enjoy beautiful ski slope views from every room, all day sun & perfect ski-in/out access to the Bachelor Gulch Express Lift. Exceptional proximity to the Ritz-Carlton, ski school & base activities. Ownership also includes use of the Ritz-Carlton swimming pool, 2 hot tubs and the Bachelor Gulch community tennis courts. Exceptional rental history with a 70/30 split. Turnkey.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$3505.00

| | | | |
|------------------------------|---|---|-----------------------------------|
| Status: Sold 10/24/14 | Listing # 918857 County: Eagle | 76 Hummingbird #304 Beaver Creek, CO 81620 | Listing Price: \$2,499,000 |
|------------------------------|---|---|-----------------------------------|



| | | | |
|----------------------------|----------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Bachelor Gulch | Complex/Subdivision | Firelight Lodge |
| Beds | 4 | Sq Ft (approx) | 2629 County/Gov't |
| Baths (FTH) | 5 (2 2 1) | Price / Sq Ft | \$863.45 |
| Year Built | 2002 | Ranch | No |
| Schedule # (Tax ID) | R053309 | Lot Sq Ft (approx) | 2614 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0600 |
| Selling Price | \$2,270,000 | SP % LP | 90.84 |

Directions Drive into Bachelor Gulch through gatehouse. Continue up past Ritz Carlton or Bachelor gulch Rd to hummingbird. Take left on Hummingbird, 1st building on right is Firelight Lodge. Enter first door on right.

Marketing Remarks Beautiful ski-in/ski-out, 4-bedroom corner residence at Firelight Lodge. Enjoy huge views from your balcony overlooking the slopes and the Gore Range. Offered fully furnished.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$4604.00

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/15/14 | Listing # 920970 | 50 Peak View #210 Avon, CO 81620 | Listing Price: \$2,995,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|----------------|----------------------------|-------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Bachelor Gulch | Complex/Subdivision | Horizon Pass Residences |
| Beds | 4 | Sq Ft (approx) | 3577 County/Gov't |
| Baths (FTH) | 5 (4 0 1) | Price / Sq Ft | \$796.76 |
| Year Built | 2003 | Ranch | No |
| Schedule # (Tax ID) | R056105 | Lot Sq Ft (approx) | 5619 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1290 |
| Selling Price | \$2,850,000 | SP % LP | 95.16 |

Directions Take Bachelor Ridge Road to the top of the ridge. Go right just after you go under the skier bridge onto Peak View. Horizon Pass Lodge is on the right. Park in front of the building.

Marketing Remarks This 4-bedroom plus family room, 4.75-bath has beautiful high end finishes and is perfectly located on the second floor with spectacular views of the Gore Range. Horizon Pass Lodge is known for its ski-in/ski-out access and great amenities including front desk and concierge services, fitness room, game area, year-round outdoor pool and hot tubs. Offered fully furnished; Bachelor Gulch Club membership available.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$7976.00

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/06/14 | Listing # 918196 | 41 Skywatch Ct Beaver Creek, CO 81620 | Listing Price: \$3,900,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|----------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Bachelor Gulch | Complex/Subdivision | Sky Watch |
| Beds | 5 | Sq Ft (approx) | 4365 County/Gov't |
| Baths (FTH) | 7 (3 2 2) | Price / Sq Ft | \$847.65 |
| Year Built | 1999 | Ranch | No |
| Schedule # (Tax ID) | R049413 | Lot Sq Ft (approx) | 4617 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1060 |
| Selling Price | \$3,700,000 | SP % LP | 94.87 |

Directions Enter through Bachelor Gulch gate, take Bachelor Ridge Road 1.9 miles past gate (1st Sky Watch entrance); turn right onto Skywatch Court. 41 Skywatch is fourth home on left.

Marketing Remarks This ski-in/ski-out home is the lowest priced single family in BG and has all the features you love: over 1,100 sq.ft. of finished outdoor living space, wrap-around deck with Gore Range views, patio with hot tub abutted to green space, great room with vaulted ceilings and floor-to-ceiling windows, large gourmet kitchen, family room with pool table and wet bar, 5 bedrooms with en-suite baths, Jacuzzi and steam in master bath, abundant storage, 3 fireplaces, 2-car garage and more. A must-see.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$2602.00

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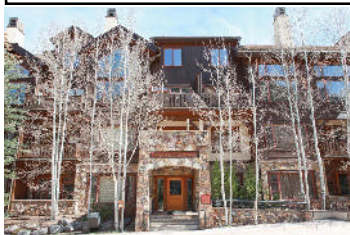
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/14/14 | Listing # 919862 | 74 Cresta Rd #105 Edwards, CO 81632-0 | Listing Price: \$397,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Arrowhead | Complex/Subdivision | Aspenwood Lodge |
| Beds | 1 | Sq Ft (approx) | 755 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$463.58 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R047109 | Lot Acres (approx) | |
| Selling Price | \$350,000 | SP % LP | 88.16 |

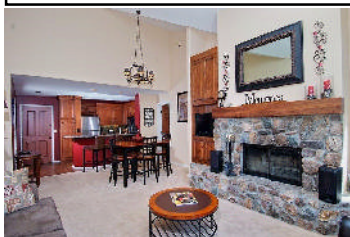
Directions Enter through main Arrowhead Security gate and then turn off Arrowhead Drive onto Cresta Road. Pull into the parking cut-in in front of the building

Marketing Remarks Located on the first floor, is the wonderful 1-bedroom, 2 bath condominium. Lovely finishes make it an ideal mountain retreat, or investment property. Just steps to the Alpine Club, Swimming Pool, & Ski Slopes.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$1537.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/10/14 | Listing # 921354 | 600 Sawatch Dr #206 Edwards, CO 81632-0 | Listing Price: \$595,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|---------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Arrowhead | Complex/Subdivision | The Seasons @ Arrowhead C |
| Beds | 2 | Sq Ft (approx) | 1193 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$481.98 |
| Year Built | 1989 | Ranch | No |
| Schedule # (Tax ID) | R034065 | Lot Acres (approx) | |
| Selling Price | \$575,000 | SP % LP | 96.64 |

Directions Enter main Arrowhead gate. Turn left past CCR club, next building on left.

Marketing Remarks Located with the private gates of the Arrowhead community. Remodeled, vaulted ceilings, must see to appreciate. Only Seasons condominium on the market. Priced to sell at \$595,000.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$2376.00

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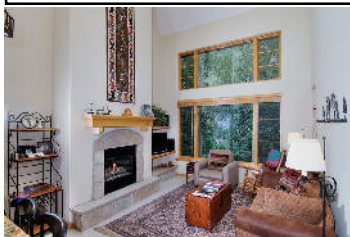
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/30/14 | Listing # 921085 | 74 Cresta Rd #309 Edwards, CO 81632 | Listing Price: \$595,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Arrowhead | Complex/Subdivision | Aspenwood Lodge |
| Beds | 2 | Sq Ft (approx) | 1285 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$463.04 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R047133 | Lot Sq Ft (approx) | 871 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0200 |
| Selling Price | \$595,000 | SP % LP | 100.00 |

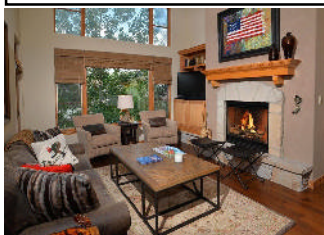
Directions Enter Through Main Arrowhead Gate And Follow Arrowhead Drive Taking A Left Onto Cresta Road. Park In Front Of The Building. 309 Is On The Third Floor.

Marketing Remarks Ideal location in Arrowhead Village close to slopes, swimming pool, hot tubs, tennis and golf. This top floor condominium is the ideal property for your family getaway. The deck and picture window face west towards the mountain. The master suite is located privately on the top level. The kitchen opens to the dining room with a breakfast bar. The living room has vaulted ceilings with a door leading to the deck. The second bedroom and bathroom on the main level.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$2223.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/29/14 | Listing # 921078 | 74 Cresta Rd #304 Edwards, CO 81632-0 | Listing Price: \$695,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Arrowhead | Complex/Subdivision | Aspenwood Lodge |
| Beds | 2 | Sq Ft (approx) | 1278 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$485.13 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R047128 | Lot Acres (approx) | |
| Selling Price | \$620,000 | SP % LP | 89.21 |

Directions Through the Arrowhead gate and left on Cresta. 44 Cresta aka Aspenwood Lodge is the last building on left before the breezeway to the the base area of Arrowhead.

Marketing Remarks This location is superb and spectacular for this beautiful remodeled 2 bedroom Aspenwood Lodge condo. Hand scraped wood floors, granite slab counters, stainless steel appliances, remodeled bath new paint, and fully furnished makes this the perfect turn key residence. 100 steps to the ski lift, and an optional Alpine Club membership is available.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$2223.00

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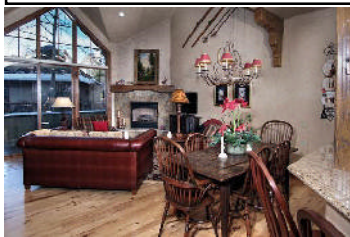
Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/16/14 | Listing # 918022 | 54 Cresta Rd #F-2 Edwards, CO 81632 | Listing Price: \$1,095,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Arrowhead | Complex/Subdivision | Village Th At Arrowhead |
| Beds | 3 | Sq Ft (approx) | 1936 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$521.69 |
| Year Built | 2001 | Ranch | No |
| Schedule # (Tax ID) | R052735 | Lot Sq Ft (approx) | 2396 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0550 |
| Selling Price | \$1,010,000 | SP % LP | 92.24 |

Directions Enter through main Arrowhead security gate, take a left onto Cresta Road. Follow along and park in the skier drop off circle parking while showing the property. Walk down by the swimming pool and F2 is on the left. Enter through the hallway entry.

Marketing Remarks Wonderfully designed 3-bedroom + spacious loft townhome within walking distance to the slopes, close to the swimming pool and hot tubs, with a back patio to enjoy in the evenings. Hardwood flooring, granite countertop in the kitchen and the open floorplan is ideal. Upstairs are two bedrooms and baths. A spacious loft/family room upstairs give the younger crowd a escape from the adults. There is also a separate area of the loft set up as an office

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$2933.00

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/16/14 | Listing # 920672 | 66 Arrowhead Circle Cir #3 Edwards, CO 81632-0 | Listing Price: \$1,595,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Arrowhead | Complex/Subdivision | Buffalo Park |
| Beds | 3 | Sq Ft (approx) | 2673 County/Gov't |
| Baths (FTH) | 4 (2 1 1) | Price / Sq Ft | \$561.17 |
| Year Built | 1991 | Ranch | No |
| Schedule # (Tax ID) | R030242 | Lot Acres (approx) | |
| Selling Price | \$1,500,000 | SP % LP | 94.04 |

Directions Enter Arrowhead. Turn left as if going to Country Club. Just before the East Gate turn right and follow to cul de sac. Pull off on the right to park. # 3 is on left of walkway.

Marketing Remarks This is one of only 4 single family residences in the Buffalo Park community. Completely re-designed, re-modeled and exceptionally furnished. It is a 1 minute walk to the ski lift. This is an excellent value in a very well managed association. Not like any other Buffalo Park you have ever seen. It is a true Must See property.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$5495.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|-----------------------------------|
| Status: Sold 10/22/14 | Listing # 919761 County: Eagle | 160 Cresta Rd #R305 Edwards, CO 81632-0 | Listing Price: \$1,795,000 |
|------------------------------|---|--|-----------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|--------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Arrowhead | Complex/Subdivision | Alpine Club |
| Beds | 3 | Sq Ft (approx) | 2150 Builder |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$779.07 |
| Year Built | 1999 | Ranch | No |
| Schedule # (Tax ID) | R050047 | Lot Acres (approx) | |
| Selling Price | \$1,675,000 | SP % LP | 93.31 |

Directions Enter main gate of Arrowhead, turn left on Cresta Road, Alpine Club on left just before gate.

Marketing Remarks The Crown Jewel of Arrowhead: Arrowhead Alpine Club large 3 bed/3.5 bath. This 2150+/- sq.ft. condominium has top of the line finishes, is fully air-conditioned, and comes with impeccable designer furnishings. This ski-in/ski-out, all one level condominium has straight on views of the ski slopes while sitting right on McCoy Creek. Alpine Club memberships are available.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$3221.00

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/01/14 | Listing # 920752 County: Eagle | 131 Stetson Drive Dr Edwards, CO 81632-0 | Listing Price: \$559,000 |
|------------------------------|---|---|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|-----------------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Singletree | Complex/Subdivision | Berry Creek Ranch Filing #2 |
| Beds | 3 | Sq Ft (approx) | 2322 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$234.71 |
| Year Built | 1983 | Ranch | No |
| Schedule # (Tax ID) | R018089 | Lot Sq Ft (approx) | 9845 ((County/Gov't)) |
| Selling Price | \$545,000 | Lot Acres (approx) | 0.2260 |
| | | SP % LP | 97.50 |

Directions Take Berry Creek Road and then turn right on Winslow and then left on Rawhide. Then left on Stetson. Home is on the right and is the East Half.

Marketing Remarks A simply awesome and rare setting in the Stetson neighborhood with a spacious yard and mature trees. South facing living area and deck with beautiful views. Functional floor plan with kitchen & dining open to the great room. Located a short stroll from the Singletree park & community center. Well cared for. Excellent original condition finishes throughout. Fantastic opportunity for updating.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$150.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/29/14 | Listing # 919694 | 120 Hackamore Rd #B Edwards, CO 81632-0 | Listing Price: \$595,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|--------------------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Singletree | Complex/Subdivision | Berry Creek Ranch (Final Plat) |
| Beds | 3 | Sq Ft (approx) | 3157 Appraiser |
| Baths (FTH) | 4 (4 0 0) | Price / Sq Ft | \$188.47 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R048928 | Lot Acres (approx) | |
| Selling Price | \$595,000 | SP % LP | 100.00 |

Directions Singletree Road to Charolais. Immediate left on Hackamore. Home is on left, and duplex is on left side. Slifer sign is visible from street.

Marketing Remarks Open floor-plan drenched in natural light, with beautiful ski-slope views. Location is adjacent to bike path, with easy access to Edwards amenities and a short distance to Arrowhead chairlift. The loft and spacious lower level will give you the flexibility to meet your personal needs. Interior features include hardwood floors, jetted tub, Jenn-Air/GE Profile stainless appliances, and generous vaulted ceilings. Irrigated yard on a flat home site with multiple decks and over-sized 2-car garage.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/07/14 | Listing # 919315 | 1020 Winslow Rd Edwards, CO 81632 | Listing Price: \$724,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Singletree | Complex/Subdivision | Berry Creek Ranch Filing #4 |
| Beds | 4 | Sq Ft (approx) | 3391 Appraiser |
| Baths (FTH) | 5 (4 0 1) | Price / Sq Ft | \$210.52 |
| Year Built | 1995 | Ranch | No |
| Schedule # (Tax ID) | R043392 | Lot Sq Ft (approx) | 12632 ((County/Gov't)) |
| Selling Price | \$713,890 | Lot Acres (approx) | 0.2900 |
| | | SP % LP | 98.60 |

Directions berry creek rd, left at winslow. Home is on left just past Anvil Circle

Marketing Remarks Value abounds in this immaculate 4 bedroom Singletree home perched up high on Winslow Road with delightful living spaces including a large secondary family/rec room and extra deep 2 car garage. Southern exposure provides warmth and comfort in addition to valley and mountain vistas. A spacious kitchen features new appliances, a breakfast nook, and private patio. The home is in perfect condition and easy for you to view.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$150.00

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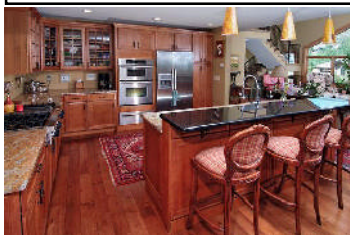
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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/16/14 | Listing # 917772 | 30 Filly Dr #B Edwards, CO 81632 | Listing Price: \$745,000 |
| County: Eagle | | | |



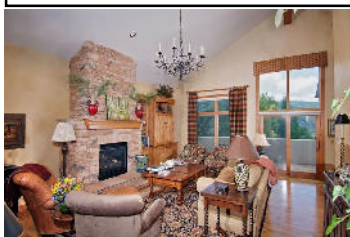
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|----------------------------|-------------|----------------------------|-----------------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Singletree | Complex/Subdivision | Berry Creek Ranch Filing #4 |
| Beds | 4 | Sq Ft (approx) | 2593 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$283.46 |
| Year Built | 1990 | Ranch | No |
| Schedule # (Tax ID) | R039487 | Lot Sq Ft (approx) | 9583 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.2200 |
| Selling Price | \$735,000 | SP % LP | 98.66 |

Directions Berry Creek Road to Filly Drive. First home on the left-right side of duplex.

Marketing Remarks Beautifully remodeled duplex with high-end finished, slab granite, stainless steel appliances, wood floors, luxurious master suite plus 3 spacious guest bedrooms, library and offering breathtaking ski-slope views. Situated on a quiet street within a short walking distance to the Singletree Clubhouse, this stunning home offers the best of Singletree!

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$150.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/17/14 | Listing # 921065 | 90 Chaparral Rd #A Edwards, CO 81632-0 | Listing Price: \$797,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Singletree | Complex/Subdivision | Berry Creek Ranch Filing #3 |
| Beds | 3 | Sq Ft (approx) | 3022 Appraiser |
| Baths (FTH) | 5 (2 2 1) | Price / Sq Ft | \$248.18 |
| Year Built | 1999 | Ranch | No |
| Schedule # (Tax ID) | R050011 | Lot Acres (approx) | |
| Selling Price | \$750,000 | SP % LP | 94.10 |

Directions I-70 to Edwards exit. Turn north and right into Singletree. Follow Berry Creek Road to June Creek Road. Turn right onto June Creek, then right onto Chaparral. Duplex is on right. It is right(west)side.

Marketing Remarks Beautiful home on only 2 levels with the master bedroom on the main entry level. Lower level has bonus room that functions as a 4th bedroom. Every bedroom has its own bath. The lower level is walk-out with a family room. South facing views of the mountains.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$150.00

November 2014

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Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/09/14 | Listing # 921425 | 81 Filly Dr Edwards, CO 81632-0 | Listing Price: \$895,000 |
| County: Eagle | | | |



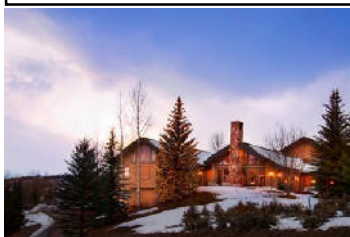
| | | | |
|----------------------------|-------------|----------------------------|-----------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Singletree | Complex/Subdivision | Berry Creek Ranch Filing #4 |
| Beds | 3 | Sq Ft (approx) | 3435 County/Gov't |
| Baths (FTH) | 4 (1 2 1) | Price / Sq Ft | \$258.37 |
| Year Built | 1994 | Ranch | No |
| Schedule # (Tax ID) | R019462 | Lot Sq Ft (approx) | 1 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0000 |
| Selling Price | \$887,500 | SP % LP | 99.16 |

Directions Berry Creek Road past the club house to Winslow, first left on Filly Drive. House is at the top of the cul-de-sac.

Marketing Remarks Best summer living in Singletree. Main floor living in this Tuscan style beauty. Private and quiet, south facing views to Arrowhead and beyond. Beautiful landscaping surrounds one of a kind pool.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$150.00

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/31/14 | Listing # 919415 | 1081 Singletree Rd Edwards, CO 81632 | Listing Price: \$1,395,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Singletree | Complex/Subdivision | Berry Creek Ranch Filing #4 |
| Beds | 5 | Sq Ft (approx) | 5466 County/Gov't |
| Baths (FTH) | 6 (4 1 1) | Price / Sq Ft | \$231.89 |
| Year Built | 1991 | Ranch | No |
| Schedule # (Tax ID) | R019758 | Lot Sq Ft (approx) | 26572 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.6100 |
| Selling Price | \$1,267,500 | SP % LP | 90.86 |

Directions Entering Singletree head east on Berry Creek Road, turn left on Singletree Road, 1081 Singletree Road is on the right.

Marketing Remarks Fantastic custom home with open floorplan, gourmet kitchen, gorgeous views of Arrowhead Mountain, large deck, spacious rooms, lots of light, master suite on the main level, two 2-car garages, 2-bed, 2-bath lock-off with sitting area for family or guests.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$150.00

November 2014

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/17/14 | Listing # 920325 | 166 Main St #R204 Edwards, CO 81632-8135 | Listing Price: \$199,900 |
| County: Eagle | | | |



| | | | |
|------------------------------------|---------------------|----------------------------|----------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Edwards Scottsville | Complex/Subdivision | Riverwalk Crystal Building |
| Beds | 2 | Sq Ft (approx) | 830 County/Gov't |
| Baths (FTH) | 2 (1 0 1) | Price / Sq Ft | \$196.08 |
| Year Built | 1996 | Ranch | No |
| Schedule # (Tax ID) R044213 | | Lot Sq Ft (approx) | 871 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0200 |
| Selling Price | \$162,750 | SP % LP | 81.42 |

Directions Highway 6 to Riverwalk. Crystal building is just east of the Village Market. Unit is on east side of the building on the second floor.
Marketing Remarks Walk to restaurants, shops and the movie theater all from this charming 2 bedroom unit. Only minutes to world class skiing at Beaver Creek Resort.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$377.20

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/01/14 | Listing # 921129 | 34295 Highway 6 #211 Edwards, CO 81632-0 | Listing Price: \$209,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|---------------------|----------------------------|-------------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Edwards Scottsville | Complex/Subdivision | Riverwalk Village Market Cond |
| Beds | 1 | Sq Ft (approx) | 619 County/Gov't |
| Baths (FTH) | 1 (1 0 0) | Price / Sq Ft | \$294.83 |
| Year Built | 1994 | Ranch | No |
| Schedule # (Tax ID) R042174 | | Lot Acres (approx) | |
| Selling Price | \$182,500 | SP % LP | 87.32 |

Directions Front door next to Old forge Pizza in River Walk
Marketing Remarks Affordable large one bedroom condo in the heart of Riverwalk. Includes 2 underground parking spots, AC, elevator in bldg. and a storage locker. Furnished and ready to move in. Walk to all the shops, restaurants and entertainment that Edwards has to offer. Perfect for a second home owner or first time home buyer. No deed restrictions. Easy to show.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$268.39

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/24/14 | Listing # 918786 | 1302 Crazy Horse Cir #1302 Edwards, CO 81632-8099 | Listing Price: \$237,500 |
| County: Eagle | | | |



| | | | |
|----------------------------|---------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Edwards Scottsville | Complex/Subdivision | Villas At Brett Ranch |
| Beds | 2 | Sq Ft (approx) | 1115 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$213.00 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R049139 | Lot Sq Ft (approx) | 4487 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1030 |
| Selling Price | \$237,500 | SP % LP | 100.00 |

Directions Enter Brett Ranch Complex; Turn Sharp Right; Follow Around To Straight Away; Unit 1302 Is Half Way Down On The Right.

Marketing Remarks Perfect first-level location in the Villas at Brett Ranch! Wetlands side with views of the river and mountains. HOA Fee includes heat, water/sewer, trash, and snow removal. Brett Ranch owners and guests enjoy a private on-site pool, hot tub, playground, and basketball court. Five minutes from restaurants and shopping.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$359.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/17/14 | Listing # 920847 | 602 Crazy Horse Cir #602 Edwards, CO 81632-8016 | Listing Price: \$264,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|---------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Edwards Scottsville | Complex/Subdivision | Villas At Brett Ranch |
| Beds | 2 | Sq Ft (approx) | 1115 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$233.18 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R049073 | Lot Acres (approx) | |
| Selling Price | \$260,000 | SP % LP | 98.48 |

Directions Take the first entry into Villas at B.R. stay right and the building #82 is on the garage. It is at the west end of the complex.

Marketing Remarks One of the least expensive 2-bedrooms in the Valley. Includes attached 1-car heated garage. Perfect location in the Villas, on the river side with views of the river and mountains. HOA Fee includes heat, water/sewer, trash, and snow removal. Brett Ranch owners and guests enjoy with a private on-site pool, hot tub, playground, and basketball court. Five minutes to restaurants, shopping and nightlife.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$354.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/07/14 | Listing # 920808 | 702 Crazy Horse Cir #702 Edwards, CO 81632-8017 | Listing Price: \$272,000 |
| County: Eagle | | | |



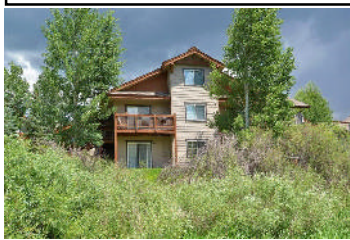
| | | | |
|----------------------------|---------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Edwards Scottsville | Complex/Subdivision | Villas At Brett Ranch |
| Beds | 2 | Sq Ft (approx) | 1115 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$242.15 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R049079 | Lot Acres (approx) | |
| Selling Price | \$270,000 | SP % LP | 99.26 |

Directions US Highway 6 west, right on Hillcrest Drive, right on Lake Creek Village Drive. First right into Villas at Brett Ranch, then immediate right. Building 101 is the 3rd building on your left, unit 702 is on the ground floor, east side.

Marketing Remarks Ideally located just steps from the pool and hot tub, this 2 BR, 2 bath, ground level entry condo is priced to sell. One of the most popular floor plans has large kitchen. No carpeting and no stairs! Freshly painted in cool mountain urban shades and very clean, this unit shows well and is ready to move in. The unit is upgraded with Pergo floors, a tiled laundry room and new stainless steel appliances, including a French door refrigerator with a bottom freezer. Easy to show, call today!

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$365.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/29/14 | Listing # 921079 | 802 Crazy Horse Cir #802 Edwards, CO 81632-8020 | Listing Price: \$269,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|---------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Edwards Scottsville | Complex/Subdivision | Villas At Brett Ranch |
| Beds | 2 | Sq Ft (approx) | 1115 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$243.95 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R049085 | Lot Sq Ft (approx) | 4487 ((County/Gov't)) |
| Selling Price | \$272,000 | Lot Acres (approx) | 0.1030 |
| | | SP % LP | 101.12 |

Directions From Edwards, head west on Highway 6. Turn right on Hillcrest Drive. Turn right on Lake Creek Drive. Turn right on Crazy Horse Circle. Build number is 92. It will be located on your right. Unit 802 is on the west side of the building.

Marketing Remarks Fantastic ground floor unit available just steps from the Eagle River with amazing views of the Sawatch Mountain Range. This 2 bedroom 2 bath floor plan including a one car garage is one of the most desirable in all of The Villas at Brett Ranch. The complex boasts a pool, hot tub and a pocket park. The HOA fee includes water, gas, trash, snow removal and much more. Just minutes from Vail and Beaver Creek Mountains, this home is a must see!!!

Assoc/HOA Frequency **Assoc/HOA Fee** \$365.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/30/14 | Listing # 920483 County: Eagle | 55 River Pines Ct #A202 Edwards, CO 81632-0 | Listing Price: \$349,000 |
|------------------------------|---|--|---------------------------------|



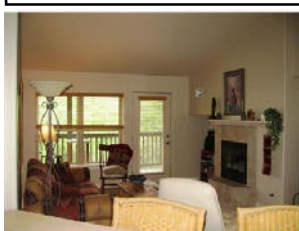
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|----------------------------|---------------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Edwards Scottsville | Complex/Subdivision | River Pines Condo |
| Beds | 2 | Sq Ft (approx) | 1029 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$327.02 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R048646 | Lot Acres (approx) | |
| Selling Price | \$336,500 | SP % LP | 96.42 |

Directions From main Edwards intersection go west on rte 6. After Starbucks, make a left into complex. then go to building A which is the furthest west building (nearest Bookworm). Go up west end stairs to second floor. A202 on left.

Marketing Remarks Wonderful, upgraded River Pines residence! Owners moved the fireplace in the living room to add far more space and flow. Other upgrades include: wood floors, granite kitchen counter-tops, an opened up kitchen, stainless steel appliances, ceiling fans, built-in wiring for surround sound and a recently painted interior. Heated underground parking. Steps to Riverwalk, the Eagle River and the bus. Unbeatable location. Well run HOA. Truly one of the best River Pines condos to ever be on the market.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1268.78

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/23/14 | Listing # 921619 County: Eagle | 40 River Pines Ct #B-303 Edwards, CO 81632 | Listing Price: \$429,000 |
|------------------------------|---|---|---------------------------------|



| | | | |
|----------------------------|---------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Edwards Scottsville | Complex/Subdivision | River Pines Condo |
| Beds | 3 | Sq Ft (approx) | 1253 Builder |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$334.40 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R048679 | Lot Sq Ft (approx) | 3049 ((County/Gov't)) |
| Selling Price | \$419,000 | Lot Acres (approx) | 0.0700 |
| | | SP % LP | 97.67 |

Directions Take HWY 6 past Starbucks in Edwards, 500yds on the left, turn in to first bldg on the right (B) and go up south end stairs to 303.

Marketing Remarks Beautiful 3BR condo in the Edwards shopping district area, on the river, quiet, good rental for investors.

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$1302.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/14/14 | Listing # 914979 | 87 Edwards Pointe Edwards, CO 81632 | Listing Price: \$1,875,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|---------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Edwards Scottsville | Complex/Subdivision | The Pointe At Edwards |
| Beds | 5 | Sq Ft (approx) | 5119 Builder |
| Baths (FTH) | 7 (5 0 2) | Price / Sq Ft | \$341.86 |
| Year Built | 2008 | Ranch | No |
| Schedule # (Tax ID) R063757 | | Lot Sq Ft (approx) | 4181 ((Builder)) |
| | | Lot Acres (approx) | 0.0960 |
| Selling Price | \$1,750,000 | SP % LP | 93.33 |

Directions From Highway 6 in Edwards, heading east from the intersection, turn right on Bull Run. Follow uphill and turn left on Lariat. Follow uphill and turn left into the Pointe. Look for the second home on the left.

Marketing Remarks Unobstructed panoramic Castle Peak views highlight this 5-bedroom, 5-bath, 2 half-bath residence with an open flowing floorplan, main level master, 2-story great room, office, wine room, lpe decks and 2-car garage with carport. High end appliances include Sub Zero, Wolf, Dacor and Asko. Built green and Energy Star Certified with central air conditioning and solar supplemental heating. Another fine home by Summit Habitats and Treat Development.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$497.19

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/15/14 | Listing # 919896 | 470 Homestead Dr #12 Edwards, CO 81632-8191 | Listing Price: \$379,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|-------------|----------------------------|----------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Homestead | Complex/Subdivision | Homestead Court Club |
| Beds | 2 | Sq Ft (approx) | 1229 County/Gov't |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$292.92 |
| Year Built | 1984 | Ranch | No |
| Schedule # (Tax ID) R018262 | | Lot Acres (approx) | |
| Selling Price | \$360,000 | SP % LP | 94.99 |

Directions Take Edwards Village Blvd. into Homestead. Turn right at the 1st stop sign (Homestead Drive). 470 is the first left past the Clubhouse. After turning left again inside drive way. Unit 12 is 1st unit on right.

Marketing Remarks Beautiful end unit, just steps from the Homestead Court Club and the tennis courts. Remodeled kitchen with new appliances, hardwood floors in living and dining areas, 2-bedrooms, 2.5-baths, 1-car garage, deck, attic and laundry room. Over 1,200 sq. ft. and sold fully furnished.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$329.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/27/14 | Listing # 921465 County: Eagle | 170 Arlington Pl #E1 Edwards, CO 81632-8188 | Listing Price: \$385,000 |
|------------------------------|---|--|---------------------------------|



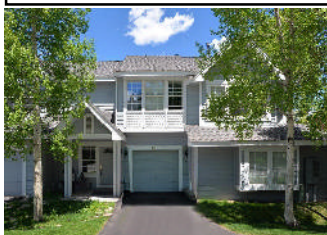
| | | | |
|----------------------------|-------------|----------------------------|----------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Homestead | Complex/Subdivision | Castle Peak Townhome |
| Beds | 2 | Sq Ft (approx) | 1447 County/Gov't |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$260.54 |
| Year Built | 1994 | Ranch | No |
| Schedule # (Tax ID) | R040561 | Lot Acres (approx) | |
| Selling Price | \$377,000 | SP % LP | 97.92 |

Directions Homestead Drive to Arlington Stop Sign, Turn Left and then Take your first right, Property is on your left (end unit).

Marketing Remarks Terrific townhome in move-in condition. End unit with lovely side yard in a quiet location. Has second private entrance for potential tenant lock-off. Spacious floor-plan with valley views. Re-modeled kitchen and bathrooms. New carpet and flooring throughout. Highlights include 2 large bedrooms, 2.5 bathrooms, laundry room, deck with outdoor storage, fireplace. One car garage in addition to a large storage room in garage. There is plenty of room to park two cars in driveway. Well maintained HOA.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$290.00

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/24/14 | Listing # 920253 County: Eagle | 288 Edwards Village Blvd #1B Edwards, CO 81632-0 | Listing Price: \$429,900 |
|------------------------------|---|---|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Homestead | Complex/Subdivision | Terrace Ridge Th |
| Beds | 3 | Sq Ft (approx) | 2125 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$194.12 |
| Year Built | 1995 | Ranch | No |
| Schedule # (Tax ID) | R042949 | Lot Acres (approx) | |
| Selling Price | \$412,500 | SP % LP | 95.95 |

Directions 170 Exit Edwards South on Edwards Access Rd through Highway 6 traffic light becomes Edwards Village Blvd. Enter Homestead, Left Into Terrace Ridge Th's. Right turn When Pulling Into Complex. 1b On Right.

Marketing Remarks Open floor-plan in one of Homestead most desirable town home communities. This is the BEST value in Edwards. Located just a few blocks to Homestead Court Club, Movie Theater, Restaurants and Shopping.. High ceiling, gas fireplace, office which could be enclosed for 4th bedroom PLUS 1 Car Garage and Lots Of Storage.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$280.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/02/14 | Listing # 921123 | 288 Edwards Village Blvd #11A Edwards, CO 81632-0 | Listing Price: \$520,000 |
| County: Eagle | | | |



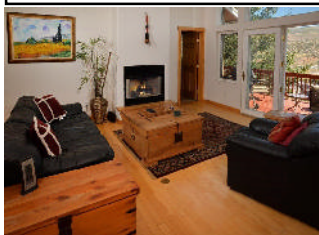
| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Homestead | Complex/Subdivision | Terrace Ridge Th |
| Beds | 4 | Sq Ft (approx) | 2250 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$222.22 |
| Year Built | 1996 | Ranch | No |
| Schedule # (Tax ID) | R045167 | Lot Acres (approx) | |
| Selling Price | \$500,000 | SP % LP | 96.15 |

Directions Take Edwards Exit From I-70, Turn South On Spur Road, Go Through All Traffic Lights Continue Up Edwards Village Blvd To 3rd Driveway On Right. Turn Left.

Marketing Remarks Best location in the popular Terrace Ridge complex. Situated next to open space, this home enjoys a quiet and private setting. The finished basement has a family room, bedroom and bath. Spacious Master Bedroom with extra space for a home office or a large walk-in closet. Enjoy easy access to the Edwards commercial area, the Homestead Court Club and the nearby Elementary school.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$280.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/24/14 | Listing # 921360 | 450 Gold Dust Dr #A Edwards, CO 81632-0 | Listing Price: \$605,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Homestead | Complex/Subdivision | Homestead 2 |
| Beds | 5 | Sq Ft (approx) | 2826 County/Gov't |
| Baths (FTH) | 5 (4 0 1) | Price / Sq Ft | \$191.97 |
| Year Built | 1997 | Ranch | No |
| Schedule # (Tax ID) | R046502 | Lot Acres (approx) | |
| Selling Price | \$542,500 | SP % LP | 89.67 |

Directions Pass Homestead Court Club and follow main road to Gold Dust. Turn right, property is the last home on the left before Hummingbird. West 1/2 of duplex

Marketing Remarks Beautiful location and value in upper Homestead. Open floor plan, vaulted ceilings and a wall of windows bring the outside in. Enjoy two decks, a fenced yard and lower level family room with a walk-out to the second level deck and hot tub. Four bedrooms feature en suite baths, fifth bedroom/nursery is next to the main floor master.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/24/14 | Listing # 920265 | 115 Allen Cir Edwards, CO 81632-0 | Listing Price: \$729,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Homestead | Complex/Subdivision | Homestead 1 |
| Beds | 4 | Sq Ft (approx) | 2588 County/Gov't |
| Baths (FTH) | 4 (4 0 0) | Price / Sq Ft | \$264.68 |
| Year Built | 1996 | Ranch | No |
| Schedule # (Tax ID) | R022396 | Lot Acres (approx) | |
| Selling Price | \$685,000 | SP % LP | 93.96 |

Directions Into Homestead, go past clubhouse, to first stop sign. Take a right, first house on right.

Marketing Remarks 4-Bedroom 4-Bath with Family Room, two car garage, great single family home in Homestead. New paint, inside and out, new carpet throughout, wood floors just refinished, granite kitchen. Nice views of New York mountain. OWNER JUST SAID REDUCE THE PRICE AGAIN! NOW AT \$729,000!

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$105.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/15/14 | Listing # 921436 | 38 Cameron Pl Edwards, CO 81632-6197 | Listing Price: \$749,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Homestead | Complex/Subdivision | Homestead 1 |
| Beds | 4 | Sq Ft (approx) | 2756 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$252.54 |
| Year Built | 1993 | Ranch | No |
| Schedule # (Tax ID) | R022523 | Lot Acres (approx) | |
| Selling Price | \$696,000 | SP % LP | 92.92 |

Directions Enter Homestead - Take Homestead Drive - follow until Cameron on right. Make right - house is second on left.

Marketing Remarks Location, location, location - Steps from the Homestead Court Club. 1/2 block to the Homestead Open Space Trailhead. 4 Bedroom, 3.5 bath, two car garage single family. Upgrades include hardwood floors, granite countertops and slate tile. Nice flat fenced backyard - great for kids and dogs. Close to slopes, shopping, entertainment and transportation.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$105.00

November 2014

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Client Summary Report

Listings as of 11/02/14 at 11:27am

Page 1

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/09/14 | Listing # 919902 | 109 Saddle Ridge Edwards, CO 81632-6068 | Listing Price: \$1,295,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Cordillera | Complex/Subdivision | Cordillera - Bearcat |
| Beds | 5 | Sq Ft (approx) | 4435 Builder |
| Baths (FTH) | 6 (5 0 1) | Price / Sq Ft | \$242.39 |
| Year Built | 1996 | Ranch | No |
| Schedule # (Tax ID) | R042670 | Lot Sq Ft (approx) | 16553 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.3800 |
| Selling Price | \$1,075,000 | SP % LP | 83.01 |

Directions Go thru Ranch gate on to Fenno Drive. Turn right on Timber Trail then right again on Saddleridge.

Marketing Remarks Views, Views, Views of the Gore Range Peaks. Located on the 6th fairway of the Hale Irwin Course in the Bearcat neighborhood. A main floor master and large open living with floor to ceiling windows. Enjoy an oversized deck off the living/dining area to entertain & soak in the magnificent views. Or walk out the garden level family room to beautiful gardens and the fairway.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$1765.00

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/29/14 | Listing # 921470 | 1715 Cordillera Way Edwards, CO 81632-6236 | Listing Price: \$1,595,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|--------------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Cordillera | Complex/Subdivision | Cordillera F1 & 2 - Divide Lod |
| Beds | 4 | Sq Ft (approx) | 4803 County/Gov't |
| Baths (FTH) | 6 (4 0 2) | Price / Sq Ft | \$321.67 |
| Year Built | 1997 | Ranch | No |
| Schedule # (Tax ID) | R059818 | Lot Sq Ft (approx) | 123275 ((County/Gov't)) |
| | | Lot Acres (approx) | 2.8300 |
| Selling Price | \$1,545,000 | SP % LP | 96.87 |

Directions Left at the Divide gate. Up Cordillera Way. 1715 will be on your left just before the tennis courts.

Marketing Remarks Tbd.

Assoc/HOA Frequency

Assoc/HOA Fee \$0.00

November 2014

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Client Summary Report

Listings as of 11/02/14 at 11:27am

Page 2

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/10/14 | Listing # 921238 | 240 Elk Spring Edwards, CO 81632-6003 | Listing Price: \$2,245,000 |
| County: Eagle | | | |



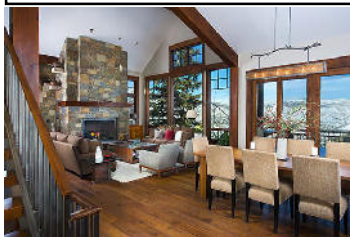
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|------------------------------------|-------------|----------------------------|----------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Cordillera | Complex/Subdivision | Cordillera F7 - Elk Spring |
| Beds | 5 | Sq Ft (approx) | 4976 County/Gov't |
| Baths (FTH) | 5 (2 2 1) | Price / Sq Ft | \$376.81 |
| Year Built | 1996 | Ranch | No |
| Schedule # (Tax ID) R040454 | | Lot Sq Ft (approx) | 37897 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.8700 |
| Selling Price | \$1,875,000 | SP % LP | 83.52 |

Directions South off of Hwy 6 to Squaw Creek. Proceed to The Ranch gate. Take an immediate left the next right onto Elk Springs Trail; 240 is on the right side.

Marketing Remarks This beautiful single-family home sits on a perfect homesite that boasts the most stunning panoramic views of the Cordillera Mountain Golf Course. With floor-to-ceiling windows you can enjoy the picturesque views from the comfort of the hearth room or step out onto the huge wraparound deck. The expansive great room flows seamlessly to the dining room and gourmet kitchen; all of which welcome you to feel right at home.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/31/14 | Listing # 917734 | 242 Peregrine Dr Edwards, CO 81632-6085 | Listing Price: \$3,395,000 |
| County: Eagle | | | |



| | | | |
|------------------------------------|-------------|----------------------------|-------------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Cordillera | Complex/Subdivision | Cordillera F17 - Red Draw 2 H |
| Beds | 4 | Sq Ft (approx) | 6292 County/Gov't |
| Baths (FTH) | 6 (4 0 2) | Price / Sq Ft | \$460.90 |
| Year Built | 2008 | Ranch | No |
| Schedule # (Tax ID) R041524 | | Lot Sq Ft (approx) | 64033 ((County/Gov't)) |
| | | Lot Acres (approx) | 1.4700 |
| Selling Price | \$2,900,000 | SP % LP | 85.42 |

Directions Go thru Ranch gate, follow Fenno to 1st street past Trailhead, turn right on Red Draw and make a left on Peregrine. Home is on the right with a stone marker.

Marketing Remarks The residence is an architectural tour-de-force of Colorado mountain elegance. Enjoy magnificent Gore Range views and the ultimate in privacy, overlooking acres of forested hills and wildlife corridors. Recently completed with 4+ bedrooms, 6-baths, 2 offices, heated covered dining porch and grill station, superb kitchen, custom wine cave, elevator, exercise room and walls of windows spanning the length of the home. Gorgeous furniture included. Spectacular!

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

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Client Summary Report

Listings as of 11/02/14 at 11:27am

Page 3

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|-----------------------------------|
| Status: Sold 10/10/14 | Listing # 917736 | 134 Forest Edwards, CO 81632-6020 | Listing Price: \$3,950,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|--------------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Cordillera | Complex/Subdivision | Cordillera F9 - Whittaker Pond |
| Beds | 7 | Sq Ft (approx) | 8715 County/Gov't |
| Baths (FTH) | 8 (5 2 1) | Price / Sq Ft | \$424.56 |
| Year Built | 2000 | Ranch | No |
| Schedule # (Tax ID) | R040892 | Lot Sq Ft (approx) | 74488 ((County/Gov't)) |
| | | Lot Acres (approx) | 1.7100 |
| Selling Price | \$3,700,000 | SP % LP | 93.67 |

Directions Take Squaw Creek Road up to Cordillera Ranch. Go through security gate and follow Fenno Drive towards The Summit. Just before and across from the Trailhead, take a left onto Forest Trail. Take a right onto the Driveway up to 134 Forest Trail.

Marketing Remarks Every detail of this home has been thoughtfully planned to create one of Cordillera's most spectacular homes. Picture windows that capture mountain and golf course views, barrel-styled ceilings, patios to enjoy dining and relaxing, lighting to accentuate the stone fireplaces in the various rooms, doors to decks and patios from every bedroom, spacious family/recreation room, master suite that includes a large loft study with built-in storage and shelving all on its own level. Simply magical.

Assoc/HOA Frequency Yearly

Assoc/HOA Fee \$2500.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/17/14 | Listing # 920425 | 320 Golden Eagle Rd Eagle, CO 81631 | Listing Price: \$212,500 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Eagle | Complex/Subdivision | Terrace 2 The |
| Beds | 3 | Sq Ft (approx) | 2006 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$97.21 |
| Year Built | 1994 | Ranch | No |
| Schedule # (Tax ID) | R040031 | Lot Sq Ft (approx) | 9148 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.2100 |
| Selling Price | \$195,000 | SP % LP | 91.76 |

Directions Hwy 6 to Capitol; Left on Brush Creek Rd; 1st left on Brush Creek Terrace; Left on Golden Eagle; 2nd house on your right.

Marketing Remarks Just price reduced for a quick sale! This 3BD/3BA home has lots of potential for the super handy. Includes a main floor master, wood floors, wood stove, multiple living areas, a large fenced backyard, and is located in the popular Terrace neighborhood in Eagle. Due to the property's unstable condition, there will be no further access into the property.

Assoc/HOA Frequency Quarterly

Assoc/HOA Fee \$75.00

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Client Summary Report

Listings as of 11/02/14 at 11:27am

Page 4

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/10/14 | Listing # 917349 County: Eagle | 1652 Montgomerie Cir Eagle, CO 81631 | Listing Price: \$335,000 |
|------------------------------|---|---|---------------------------------|



| | | | |
|---------------------------|-----------------------|----------------------------|---------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Eagle | Complex/Subdivision | Brush Creek Village |
| Beds | 3 | Sq Ft (approx) | 1765 Appraiser |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$189.80 |
| Year Built | 2013 | Ranch | No |
| Schedule # (Tax ID | NEW OR UNDER CONSTRUC | Lot Sq Ft (approx) | 3049 ((Seller)) |
| | | Lot Acres (approx) | 0.0700 |
| Selling Price | \$335,000 | SP % LP | 100.00 |

Directions Exit I-70 At Eagle. Turn On Eby Creek Rd Towards Us-6. At Roundabout Take 1st Exit Onto Us-6 heading west. Take Left Onto Capitol St. Take Left Onto Brush Creek Rd. Bcv Is ~ 1/2 Mile On Right.

Marketing Remarks Brand new construction townhome which provides great indoor/outdoor living, a flowing floor plan, two patios and 1-car garage. Quality finishes throughout the home include granite slab countertops, stainless steel appliances and Kohler fixtures. The living room and master suite have stunning views to western sunsets. Expected completion date of winter 2014.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$270.00

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/16/14 | Listing # 920897 County: Eagle | 19 Snow Owl Ct Eagle, CO 81631-0 | Listing Price: \$434,000 |
|------------------------------|---|---|---------------------------------|



| | | | |
|---------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Eagle | Complex/Subdivision | Terrace 1 The |
| Beds | 3 | Sq Ft (approx) | 3375 County/Gov't |
| Baths (FTH) | 4 (1 2 1) | Price / Sq Ft | \$128.59 |
| Year Built | 1989 | Ranch | No |
| Schedule # (Tax ID | R021063 | Lot Sq Ft (approx) | 14418 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.3310 |
| Selling Price | \$434,000 | SP % LP | 100.00 |

Directions Brush Creek Terrace (1st entrance); right onto Snow Owl Ct; 1st house on the left. Park in the driveway on Snow Owl (not garage on Brush Creek Terrace) and enter through the front entrance.

Marketing Remarks Looking for a home that has tons of space inside and out? Then this is the home for you! Priced at only \$129/sq ft, this corner lot home has a main floor master, new exterior paint, newly refinished wood floors, new tile, newer roof & windows throughout, large fenced backyard, and tons of parking! Plus....very low HOA dues! Close to everything Eagle has to offer.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$100.00

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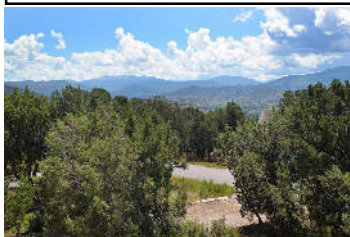
Client Summary Report

Listings as of 11/02/14 at 11:27am

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|---------------------------------------|---------------------------------|
| Status: Sold 10/30/14 | Listing # 921382 County: Eagle | 183 Juniper Ln Eagle, CO 81631 | Listing Price: \$455,000 |
|------------------------------|---|---------------------------------------|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Eagle | Complex/Subdivision | Eby Creek Mesa |
| Beds | 4 | Sq Ft (approx) | 2739 County/Gov't |
| Baths (FTH) | 3 (3 0 0) | Price / Sq Ft | \$164.29 |
| Year Built | 1997 | Ranch | No |
| Schedule # (Tax ID) | R020249 | Lot Sq Ft (approx) | 22216 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.5100 |
| Selling Price | \$450,000 | SP % LP | 98.90 |

Directions From Eagle Take Eby Creek Road North. Left on Mesa Drive, right on Juniper. 183 is on the far end of Juniper on the right

Marketing Remarks Well priced 4 bedroom single family home on a quiet street with virtually no traffic. Enjoy majestic views of the Sawatch Range from your deck on this wooded 1/2 acre lot backing to Eby Creek HOA open space. Neighborhood features include a private park with ball fields and miles of trails on BLM land. Secluded and quiet neighborhood yet very convenient to town and the highway.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$250.00

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/14/14 | Listing # 921430 County: Eagle | 10 Snow Goose Eagle, CO 81631-0 | Listing Price: \$519,000 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Eagle | Complex/Subdivision | Terrace 6 The |
| Beds | 4 | Sq Ft (approx) | 2930 Seller |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$170.65 |
| Year Built | 1998 | Ranch | No |
| Schedule # (Tax ID) | R042037 | Lot Sq Ft (approx) | 13068 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.3000 |
| Selling Price | \$500,000 | SP % LP | 96.34 |

Directions take the east entrance into the Terrace, right on Snow Goose, house is on the right.

Marketing Remarks Beautiful brick home in the family-friendly Terrace subdivision situated on an oversized corner lot, with a huge front yard. Inside you will see an inviting, high-ceiling entryway, open to the upper floor, a large family room, formal dining room and open kitchen with breakfast nook. This house offers room to grow with a near 1,500' unfinished basement, perfect for storage or for that growing family. Low maintenance, stunning curb appeal!

Assoc/HOA Frequency Quarterly **Assoc/HOA Fee** \$75.00

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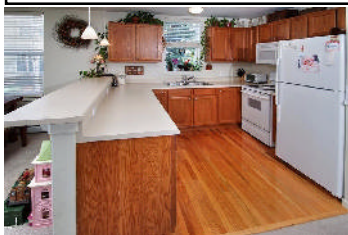
Client Summary Report

Listings as of 11/02/14 at 11:27am

Page 6

Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/14/14 | Listing # 920055 | 350 Founders Ave #H101 Eagle, CO 81631-0 | Listing Price: \$189,900 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|---------------------------|
| Property Type | Residential | Property Subtype | Condo |
| Area | Eagle Ranch | Complex/Subdivision | West Village Condominiums |
| Beds | 2 | Sq Ft (approx) | 931 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$203.97 |
| Year Built | 2004 | Ranch | No |
| Schedule # (Tax ID) | R056519 | Lot Acres (approx) | |
| Selling Price | \$189,900 | SP % LP | 100.00 |

Directions From I-70 exit at Eagle, go south to HWY 6 roundabout, go west on HWY 6 to Sylvan Lake Rd, follow to Gamble and take a left. Left on Founders Ave and then take the first left. Building H is on the right (look for large building letter on 2nd level).

Marketing Remarks Enjoy ground floor living in this sunny corner condo in Eagle Ranch. Nice open floor plan with a terrific patio. Owner loves to garden and has added beautiful perennials around the patio and building. Walk to restaurants, movie theater, fitness center, and trails. Washer & Dryer included. HOA fee includes water, sewer, trash and snow removal. Deed Restricted.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$287.00

| | | | |
|------------------------------|-------------------------|---|---------------------------------|
| Status: Sold 10/03/14 | Listing # 920235 | 960 Sylvan Lake Rd Eagle, CO 81631-0 | Listing Price: \$559,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Eagle Ranch | Complex/Subdivision | Eagle Ranch |
| Beds | 5 | Sq Ft (approx) | 3912 County/Gov't |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$139.31 |
| Year Built | 2005 | Ranch | No |
| Schedule # (Tax ID) | R054731 | Lot Acres (approx) | |
| Selling Price | \$545,000 | SP % LP | 97.50 |

Directions From Hwy 6 west, take a left at the roundabout onto Sylvan Lake Rd. Continue into Eagle Ranch, the home is on the right.

Marketing Remarks This Village Home is the one you've been looking for with high end finishes in the upgraded kitchen, large stone fireplace, and large deck on a corner lot. Enjoy the extra living space in the lower level with 9 foot ceilings. The corner lot is maintained with mature landscaping creating tons of privacy. This location allows you to walk to all the trails, shops and restaurants Eagle Ranch has to offer.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$128.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/01/14 | Listing # 920031 County: Eagle | 344 Greenhorn Ave Eagle, CO 81631 | Listing Price: \$629,000 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Eagle Ranch | Complex/Subdivision | Eagle Ranch |
| Beds | 5 | Sq Ft (approx) | 2881 County/Gov't |
| Baths (FTH) | 4 (2 2 0) | Price / Sq Ft | \$209.65 |
| Year Built | 2006 | Ranch | No |
| Schedule # (Tax ID) | R056774 | Lot Sq Ft (approx) | 9148 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.2100 |
| Selling Price | \$604,000 | SP % LP | 96.03 |

Directions Exit 1-70 at the Eagle Exit. Head South on Eby Creek Dr. At the traffic circle, head West on Hwy 6. At the next traffic circle, turn left on Sylvan Lake Rd. Turn Right on Hockett. Turn Left on Greenhorn. House will be on your straight ahead on left.

Marketing Remarks There can only be ONE in each neighborhood and you just found it! The single best lot in all of Village Homes and one of the best lots in all of Eagle Ranch! Views to the North include the putting green, Brush Creek, and Castle Peak. Jaw dropping East views over the driving range to the Sawatch Mountain Range. This home feels as if it is brand new and has 4 bedrooms, including the master, upstairs & an additional bedroom/office on the main floor. 3-car attached garage & unfinished basement too!

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$300.00

| | | | |
|------------------------------|---|--|---------------------------------|
| Status: Sold 10/31/14 | Listing # 921513 County: Eagle | 2264 Eagle Ranch Rd Eagle, CO 81631 | Listing Price: \$899,000 |
|------------------------------|---|--|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Eagle Ranch | Complex/Subdivision | Eagle Ranch |
| Beds | 4 | Sq Ft (approx) | 4173 Appraiser |
| Baths (FTH) | 5 (1 3 1) | Price / Sq Ft | \$215.07 |
| Year Built | 2005 | Ranch | No |
| Schedule # (Tax ID) | R055814 | Lot Sq Ft (approx) | 27573 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.6330 |
| Selling Price | \$897,500 | SP % LP | 99.83 |

Directions From Hwy 6 in Eagle, head south on Sylvan Lake Road past Eagle Ranch Golf Course. Turn right on Brush Creek Road. Turn right on Ouzel Lane. Turn left on Eagle Ranch Road. The house will be on your right. Driveway entrance is off of Fir Court.

Marketing Remarks Unique 4 bedroom and 4.5 bath log-style home with amazing finishes; main floor master and office; potential lock-off; huge 3-car garage; private back yard; and the sounds of Brush Creek from the covered front porch. Meticulously built by the owners with attention paid to every detail. Great room boasts huge windows; floor to ceiling moss rock fireplace; vaulted ceilings; & majestic wood beams. Breakfast nook and seating area complete with fireplace just off the well-designed & laid out kitchen.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$300.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|---|-----------------------------------|
| Status: Sold 10/03/14 | Listing # 921668 | 916 Hergage Creek Rd Eagle, CO 81631-0 | Listing Price: \$1,150,000 |
| County: Eagle | | | |



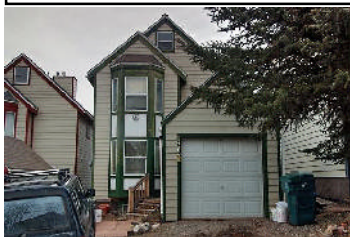
| | | | |
|----------------------------|-------------|----------------------------|----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Eagle Ranch | Complex/Subdivision | Eagle Ranch Filing 8 |
| Beds | 4 | Sq Ft (approx) | 4345 Seller |
| Baths (FTH) | 5 (2 3 0) | Price / Sq Ft | \$241.66 |
| Year Built | 2010 | Ranch | No |
| Schedule # (Tax ID) | R052446 | Lot Sq Ft (approx) | 1 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0000 |
| Selling Price | \$1,050,000 | SP % LP | 91.30 |

Directions I-70, exit Eagle, south to HWY 6, right on HWY 6, left on Capitol St, left on Sylvan Lake Rd, right on Eagle Ranch Rd, right on Fourth of July, right on Hergage Creek Rd. Home is on the left just before the green gate.

Marketing Remarks This home is designed and built by Turnipseed Architecture, Construction and Design. The residence is located on one of the most desirable homesites in Eagle Ranch, with incredible views and privacy. The interior is a mountain contemporary design with beautiful finishes. Den/Office can be used as a 5th bedroom and has an adjoining 3/4 bath. Please call listing broker for a personal preview of this exceptional home.

Assoc/HOA Frequency Yearly **Assoc/HOA Fee** \$300.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/31/14 | Listing # 919574 | 979 York View Dr Gypsum, CO 81637 | Listing Price: \$189,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Gypsum | Complex/Subdivision | River Ridge Sub |
| Beds | 3 | Sq Ft (approx) | 2092 Seller |
| Baths (FTH) | 4 (2 1 1) | Price / Sq Ft | \$89.39 |
| Year Built | 1992 | Ranch | No |
| Schedule # (Tax ID) | R039275 | Lot Sq Ft (approx) | 3267 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0750 |
| Selling Price | \$187,000 | SP % LP | 98.94 |

Directions Gypsum Exit: 140, south to roundabout. Take first right out of roundabout onto Hwy6/Frontage Road heading west. Approx. 3/4 mile, take left onto York View Drive. End of the road, continue straight to driveway. Home is second on the right.

Marketing Remarks This single family home is perfect for the Do-It-Yourself buyers. Includes 3-bedrooms,loft, attached 1-car garage, views of Red Hill and the Eagle River valley off a west facing deck. Access to the Glenwood Canyon recreation trail and walking distance into Gypsum. A great place to start!

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

November 2014

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/17/14 | Listing # 918967 | 142 Spring Cir Gypsum, CO 81637 | Listing Price: \$175,000 |
| County: Eagle | | | |



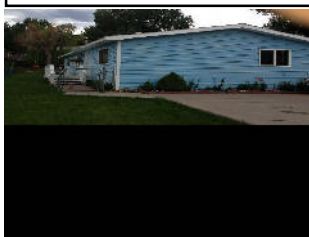
| | | | |
|----------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Gypsum | Complex/Subdivision | Bertroch Subdivision 3 |
| Beds | 3 | Sq Ft (approx) | 1296 Appraiser |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$148.84 |
| Year Built | 1996 | Ranch | No |
| Schedule # (Tax ID) | R016884 | Lot Sq Ft (approx) | 10237 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.2350 |
| Selling Price | \$192,900 | SP % LP | 110.23 |

Directions Turn left off of Gypsum exit and stay on Hwy 6, turn right on Eagle St, Left on Spring Cir

Marketing Remarks Minutes to the ski slopes! great location in Gypsum, walk to Eagle Valley High School and Wecmrd, open floor plan ranch on large lot with great views and large concrete patio, hardwood floors in kitchen and dining, updated master bathroom and full bath, 3 good sized bedrooms, super great opportunity.

| | |
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| Assoc/HOA Frequency | Assoc/HOA Fee \$0.00 |
|----------------------------|-----------------------------|

| | | | |
|------------------------------|-------------------------|-------------------------------------|---------------------------------|
| Status: Sold 10/06/14 | Listing # 921273 | 702 Lost Ln Gypsum, CO 81637 | Listing Price: \$218,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Gypsum | Complex/Subdivision | Lost Lane 3 |
| Beds | 3 | Sq Ft (approx) | 1260 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$169.84 |
| Year Built | 1982 | Ranch | No |
| Schedule # (Tax ID) | R024414 | Lot Sq Ft (approx) | 6534 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1500 |
| Selling Price | \$214,000 | SP % LP | 98.17 |

Directions Heading West on I-70, get off of Gypsum exit towards Hwy 6 east, pass the roundabout, turn right on Eagle St. and in 300 feet turn on to Lost Ln.

Marketing Remarks Very nice, large clean doublewide mobile home, affixed to a 0.15 acre lot!!! 3 bedrooms, 2 full baths, big living room, storage room, big deck, lots of parking space!!! Won't last long!

| | |
|----------------------------|-----------------------------|
| Assoc/HOA Frequency | Assoc/HOA Fee \$0.00 |
|----------------------------|-----------------------------|

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Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|--------------------------------------|---------------------------------|
| Status: Sold 10/02/14 | Listing # 921474 County: Eagle | 730 2nd St Gypsum, CO 81637-0 | Listing Price: \$236,100 |
|------------------------------|---|--------------------------------------|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|------------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Gypsum | Complex/Subdivision | Bertroch Subdivision 4 |
| Beds | 3 | Sq Ft (approx) | 1480 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$159.53 |
| Year Built | 1991 | Ranch | No |
| Schedule # (Tax ID) | R022869 | Lot Sq Ft (approx) | 6098 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1400 |
| Selling Price | \$236,100 | SP % LP | 100.00 |

Directions hwy 6 to Eagle st right to second st right to home on the right.

Marketing Remarks This is a nicely remodeled manufactured home. It is under contract and not available for showings

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/06/14 | Listing # 921310 County: Eagle | 606 Price Ln #A Gypsum, CO 81637-0 | Listing Price: \$249,000 |
|------------------------------|---|---|---------------------------------|



| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Gypsum | Complex/Subdivision | Rivers Edge Homes |
| Beds | 3 | Sq Ft (approx) | 1602 County/Gov't |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$152.31 |
| Year Built | 1997 | Ranch | No |
| Schedule # (Tax ID) | R046374 | Lot Acres (approx) | |
| Selling Price | \$244,000 | SP % LP | 97.99 |

Directions I70 to Gypsum exit. West on S. frontage road. 1st left on Riverview, then 1st right onto Porphyry and next right onto Price Lane.

Marketing Remarks Riverfront home offering lots of living space, low HOA dues and low-maintenance living in a quiet neighborhood. No airport or Interstate impact either! This is a great opportunity for someone to own the entire building since unit B is also for sale (\$259,000).

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$150.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/09/14 | Listing # 921398 | 960 York View Dr Gypsum, CO 81637-0 | Listing Price: \$249,900 |
| County: Eagle | | | |



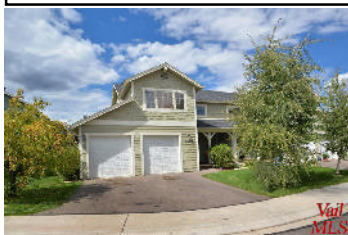
| | | | |
|----------------------------|-------------|----------------------------|-------------------|
| Property Type | Residential | Property Subtype | Townhouse |
| Area | Gypsum | Complex/Subdivision | Chinle Townhomes |
| Beds | 3 | Sq Ft (approx) | 1741 County/Gov't |
| Baths (FTH) | 2 (1 1 0) | Price / Sq Ft | \$147.33 |
| Year Built | 1981 | Ranch | No |
| Schedule # (Tax ID) | R024566 | Lot Acres (approx) | |
| Selling Price | \$256,500 | SP % LP | 102.64 |

Directions I70 to Gypsum, exit left onto Trail Gulch Rd. At the roundabout, Turn right onto Hwy 6. Turn left onto Yorkview Dr. Chinle TH's are on your left, 960 is the last TH.

Marketing Remarks Don't miss out on this great Gypsum best buy! Nicely Maintained End Unit Townhome With A One Car Garage And Fenced In Yard. New Interior Paint. NO HOA DUES Makes A Very Affordable Primary Residences or Investment Property. First time Home Buyers Welcome.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/30/14 | Listing # 921506 | 11 Bartholomew Ct #A Gypsum, CO 81637-0 | Listing Price: \$273,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Gypsum | Complex/Subdivision | Tenderfoot |
| Beds | 3 | Sq Ft (approx) | 1573 County/Gov't |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$173.55 |
| Year Built | 2006 | Ranch | No |
| Schedule # (Tax ID) | R058491 | Lot Sq Ft (approx) | 1307 ((County/Gov't)) |
| Selling Price | \$273,000 | Lot Acres (approx) | 0.0300 |
| | | SP % LP | 100.00 |

Directions From Gypsum Exit, take Hwy 6 to Valley Road. At the light take a right. Take a right onto Chatfield Ln, R on Tenderfoot Lane, Right onto Bartholomew Ct. Home is on the left.

Marketing Remarks Carefree Living and close to schools! This well cared for home offers an open main level with a gas fireplace flanked by custom made bookcases and entertainment storage. The upper level bedrooms are roomy where you can be close to the kids. The 2 car garage offers plenty of parking room.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$285.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/08/14 | Listing # 921323 County: Eagle | 220 Apache Dr Gypsum, CO 81637-0 | Listing Price: \$340,000 |
|------------------------------|---|---|---------------------------------|



| | | | |
|------------------------------------|-------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Gypsum | Complex/Subdivision | Buckhorn Valley Pud |
| Beds | 4 | Sq Ft (approx) | 1758 County/Gov't |
| Baths (FTH) | 2 (2 0 0) | Price / Sq Ft | \$193.40 |
| Year Built | 2000 | Ranch | No |
| Schedule # (Tax ID) R051065 | | Lot Sq Ft (approx) | 8189 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.1880 |
| Selling Price | \$340,000 | SP % LP | 100.00 |

Directions Buckhorn Valley is jsut south of the Eagle County Airport in Gypsum.

Marketing Remarks Don't miss this one!! This 4 bedroom home is immaculate, move in ready! New paint & tile. The garden has been planted,, yours to harvest. Close to Gypsum Recreation center.

Assoc/HOA Frequency Monthly **Assoc/HOA Fee** \$98.00

| | | | |
|------------------------------|---|---|---------------------------------|
| Status: Sold 10/27/14 | Listing # 921235 County: Eagle | 350 Black Bear Rd Gypsum, CO 81637-0 | Listing Price: \$467,000 |
|------------------------------|---|---|---------------------------------|



| | | | |
|------------------------------------|--------------|----------------------------|----------------|
| Property Type | Residential | Property Subtype | Single Family |
| Area | Cotton Ranch | Complex/Subdivision | Cotton Ranch 1 |
| Beds | 5 | Sq Ft (approx) | 4856 Appraiser |
| Baths (FTH) | 4 (3 0 1) | Price / Sq Ft | \$83.40 |
| Year Built | 1997 | Ranch | No |
| Schedule # (Tax ID) R043033 | | Lot Acres (approx) | |
| Selling Price | \$405,000 | SP % LP | 86.72 |

Directions Highway 6 To Valley Rd to Cotton Ranch Drive Take A Left On Black Bear Last House On Right.

Marketing Remarks Price Reduced!! Motivated Seller! This Property Is My Personal Residence. This Home Has Been Well Maintained. It Is a 5 Bedroom 3 Full Bath Home On The Golf Course. Has A Updated Half Bath On The Main Floor.

Assoc/HOA Frequency **Assoc/HOA Fee** \$0.00

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Property Type: Residential County: Eagle Status: Sold (10/1/2014 to 10/31/2014)

| | | | |
|------------------------------|-------------------------|--|---------------------------------|
| Status: Sold 10/30/14 | Listing # 921206 | 15 Bartholomew Ct A #A Gypsum, CO 81637-0 | Listing Price: \$279,000 |
| County: Eagle | | | |



| | | | |
|----------------------------|----------------------|----------------------------|-----------------------|
| Property Type | Residential | Property Subtype | Duplex |
| Area | Gypsum Valley Bright | Complex/Subdivision | Tenderfoot |
| Beds | 3 | Sq Ft (approx) | 1573 County/Gov't |
| Baths (FTH) | 3 (2 0 1) | Price / Sq Ft | \$174.83 |
| Year Built | 2006 | Ranch | No |
| Schedule # (Tax ID) | R059018 | Lot Sq Ft (approx) | 1220 ((County/Gov't)) |
| | | Lot Acres (approx) | 0.0280 |
| Selling Price | \$275,000 | SP % LP | 98.57 |

Directions valley road south, turn right on grundel by school, left on chatfield, left on tenderfoot, left on Bartholomew

Marketing Remarks One of the absolute best locations in all of Chatfield Corner! 3 bedroom, 2 1/2 bath duplex with an attached 2 car garage, that backs up tot he largest open space in the entire complex. Absolutely no other homes to see for about 500 yards behind this property and the front is situated on a semi private cup-de-sac. Hardwood floors, gas fireplace, AC and a beautiful kitchen. This home is a must-see!

| | | |
|------------------------------------|----------------------|----------|
| Assoc/HOA Frequency Monthly | Assoc/HOA Fee | \$285.00 |
|------------------------------------|----------------------|----------|

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