

# Market Conditions (Snapshot) Summary Report

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Search Criteria: Property Type Residential Status Sold (9/1/2014 to 9/30/2014)

Inventory Analysis	Prior 7 - 12 Months (10/02/2013-04/02/2014)	Prior 4 - 6 Months (04/03/2014-07/02/2014)	Current - 3 Months (07/03/2014-10/02/2014)
Total # of Comparable Sales (Settled)	0	0	127
Absorption Rate (Total Sales/Months)	0.00	0.00	42.33
Total # of Comparable Active Listings ♦	47	95	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	470,000
Median Comparable Sales Days on Market	0	0	76
Median Comparable List Price (All)	799,000	519,000	475,000
Median Comparable Listings Days on Market (All)	309	108	76
Median Sale Price / Median List Price %	0.00%	0.00%	96.30%

♦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.

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Presented By: Andrew D Purdy / Independence Realty & Property

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

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U.S. Patent 6,910,045

## Sold Listings

Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

Property Type: RESIDENTIAL

MLS#	Status	Type	List Price	Sell Price	\$/SqFt	Sold Date	Address	Subdivision	Unit#	BR	BA	SqFt	ADOM/DOM
916607	S	CONDO	\$239,000	\$230,000	\$288.58	09/03/14	4073 Spruce Way	Vail East Lodging	28	2	1	797	545/580
919767	S	CONDO	\$269,900	\$250,000	\$434.03	09/11/14	4630 Vail Racquet Club Dr Dr	Vail Racquet Club Condos	9-19	1	1	576	148/176
920807	S	CONDO	\$292,500	\$270,000	\$312.14	09/18/14	4093 Spruce Way	Vail East Lodging	35	2	1	865	60/94
921429	S	CONDO	\$355,000	\$320,000	\$372.96	09/25/14	4031 Bighorn Rd	Pitkin Creek Park	9F	2	2	858	25/36
920270	S	CONDO	\$389,000	\$375,000	\$434.03	09/09/14	4560 Vail Racquet Club Dr	Vail Racquet Club Condos	1-3	2	2	864	97/119
921227	S	CONDO	\$394,000	\$392,000	\$453.70	09/05/14	4590 Vail Racquet Club Dr Dr	Vail Racquet Club Condos	5-4	2	2	864	6/43
921297	S	CONDO	\$470,000	\$442,000	\$413.86	09/30/14	5020 Main Gore Pl	Gore Creek Meadows 1	A28	3	3	1068	5/60
919580	S	DUPLX	\$1,395,000	\$1,298,200	\$520.11	09/30/14	3964 Bighorn Rd	Gore Creek Park	B	3	4	2496	162/215
918696	S	SINGFM	\$2,215,000	\$1,868,000	\$395.85	09/16/14	3880 Lupine Dr	Other		3	4	4719	287/344
918315	S	DUPLX	\$1,990,000	\$1,910,841	\$604.12	09/30/14	4852 Meadow Ln	Bighorn Fifth	B	3	4	3163	279/343
921069	S	TOWNHM	\$1,760,000	\$1,680,000	\$597.01	09/22/14	1557 Golf Terrace M43	Vail Golfcourse Th	43	4	5	2814	37/81
918303	S	CONDO	\$925,000	\$805,000	\$1,026.79	09/04/14	174 Gore Creek Dr	The Lodge Apt Condo	143-5	1	2	784	362/386
920516	S	CONDO	\$1,049,000	\$1,020,000	\$984.56	09/16/14	292 Meadow Dr	Mountain Haus	223	2	2	1036	39/297
919409	S	DUPLX	\$4,325,000	\$3,900,000	\$1,626.36	09/05/14	421 Beaver Dam Cir	Vail Village 3	A	4	5	2398	131/1704
915148	S	DUPLX	\$4,950,000	\$4,400,000	\$1,521.96	09/30/14	354 Beaver Dam Rd	Vail Village 3	N	4	5	2891	782/1172
919046	S	CONDO	\$5,295,000	\$4,995,000	\$2,146.54	09/08/14	384 Gore Creek	Villa Valhalla	3-4	4	4	2327	226/271
914955	S	CONDO	\$6,495,000	\$6,300,000	\$1,654.85	09/03/14	595 Vail Valley Dr	Manor Vail	480	4	6	3807	789/815
916423	S	CONDO	\$6,700,000	\$6,500,000	\$2,255.38	09/10/14	141 East Meadow Dr	Solaris Residences	7A E	4	5	2882	554/626
915964	S	SINGFM	\$22,000,000	\$18,500,000	\$2,818.83	09/30/14	97 Rockledge Rd	Vail Village 1		6	8	6563	635/675
918436	S	CONDO	\$650,000	\$600,000	\$775.19	09/30/14	684 Lionshead Cir	Montaneros	220	1	1	774	355/397
916603	S	CONDO	\$989,000	\$930,000	\$930.93	09/30/14	612 Lionshead Cir	Landmark Vail	104	2	2	999	548/611
921684	S	CONDO	\$2,975,000	\$2,975,000	\$1,460.48	09/30/14	360 Lionshead Circle Cir	The Lodge at Lionshead	11	3	0	2037	0/0
920957	S	DUPLX	\$1,595,000	\$1,510,000	\$469.82	09/22/14	748 Potato Patch Dr	Vail Potato Patch 2	B	4	5	3214	29/88
919992	S	CONDO	\$290,000	\$275,000	\$406.80	09/04/14	1081 Vail View Dr	Homestake at Vail	B106	2	1	676	88/143
919599	S	CONDO	\$343,000	\$300,000	\$340.14	09/10/14	1040 Vail View Dr	Snow Lion Condo	208	2	1	882	162/401
921504	S	TOWNHM	\$889,000	\$865,000	\$511.83	09/17/14	1881 Lions Ridge Loop	Vail Point Th	36	3	3	1690	0/118
921246	S	CONDO	\$1,235,000	\$1,125,000	\$728.63	09/23/14	1476 Westhaven Dr	Coldstream Condos	39	3	3	1544	21/57
V321054	S	CONDO	\$1,995,000	\$1,825,000	\$984.89	09/29/14	1234 Westhaven Dr	Lifside Condo	B32	3	4	1853	1540/1946
920188	S	DUPLX	\$3,900,000	\$3,550,000	\$1,091.64	09/04/14	1210 Westhaven Ln	Glen Lyon	B	4	4	3252	76/110
920290	S	CONDO	\$345,000	\$308,000	\$409.57	09/19/14	1885 Buffehr Creek Rd	Meadow Brook	4	2	1	752	95/183
919565	S	TOWNHM	\$405,000	\$365,000	\$330.92	09/25/14	2195 Chamonix Ln	Pine Ridge	7 A	2	2	1103	174/215
919445	S	CONDO	\$467,500	\$462,000	\$312.16	09/10/14	2460 Chamonix Ln	Chamonix Chalets	C1	3	2	1480	119/218
921358	S	TOWNHM	\$675,000	\$650,000	\$391.33	09/15/14	1750 Frontage Rd	Spruce Creek Townhomes	B2	3	3	1661	9/35
921623	S	SINGFM	\$869,000	\$797,500	\$253.42	09/18/14	2955 Bellflower Dr	Vail Intermountain Sub		4	3	3147	0/0
918947	S	SINGFM	\$1,295,000	\$1,110,000	\$380.40	09/24/14	1886 Gore Creek Dr	Vail Village West 2		4	4	2918	249/309
920199	S	TOWNHM	\$475,000	\$465,000	\$294.12	09/22/14	122 Taylor St	Minturn Towne Homes	B2	3	4	1581	88/139
920813	S	SINGFM	\$234,900	\$210,000	\$248.23	09/26/14	514 Water St	Red Cliff		2	1	846	64/101
919949	S	SINGFM	\$250,000	\$250,000	\$221.04	09/30/14	166 Monument St	Red Cliff		2	2	1131	116/166

## 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
920555	S	CONDO	\$310,000	\$311,000	\$239.97	09/12/14	225 Gopher Rd	Par Six Condo	H52	3	2	1296	33/226
921132	S	CONDO	\$330,000	\$335,000	\$218.67	09/30/14	411 Eagle Dr	Clubhouse	1	2	3	1532	10/81
920424	S	CONDO	\$375,000	\$362,000	\$337.06	09/03/14	194 Eagle Rd	Juniper Park	2B	2	2	1074	67/104
920874	S	TOWNHM	\$425,000	\$399,000	\$236.80	09/24/14	236 Eagle Rd	Eagle-vail 1	B	4	4	1685	45/93
921168	S	DUPLX	\$449,500	\$440,000	\$254.34	09/16/14	233 Larkspur Ln	Eagle-vail 1	B	3	3	1730	16/62
920963	S	TOWNHM	\$470,000	\$475,000	\$207.24	09/05/14	151 Columbine Cir	Washington Park Swim & Tennis	5B	3	4	2292	20/71
921071	S	TOWNHM	\$519,000	\$503,000	\$214.96	09/03/14	225 Eagle Dr	Mountain Terrace Townhouses	10C	4	4	2340	3/59
920809	S	CONDO	\$197,500	\$190,000	\$301.59	09/03/14	414 Beaver Creek Blvd	Beaver Bench	A15	1	1	630	42/78
920684	S	CONDO	\$225,000	\$218,500	\$284.51	09/02/14	1061 Beaver Creek Blvd	Sunridge Condos 2	O202	2	2	768	37/85
921110	S	CONDO	\$229,000	\$222,000	\$289.06	09/19/14	998 Beaver Creek Blvd	Sunridge Condos 1	E201	2	2	768	19/71
920539	S	CONDO	\$227,000	\$225,500	\$293.62	09/11/14	1061 Beaver Creek Blvd	Sunridge Condos 2	R201	2	2	768	59/104
921307	S	CONDO	\$239,000	\$234,000	\$265.31	09/11/14	414 Beaver Creek Blvd	Beaver Bench	B2	2	1	882	2/40
920236	S	CONDO	\$259,500	\$243,000	\$259.89	09/23/14	491 Metcalf Rd	Metcalf Lofts 1	E13	2	2	935	108/137
920772	S	CONDO	\$329,000	\$301,000	\$281.57	09/26/14	288 Beaver Creek Blvd	Avon Lake Villas	N4	2	2	1069	75/102
919047	S	CONDO	\$325,000	\$315,000	\$352.35	09/10/14	109 Hurd Ln	Avon Crossing	1302	2	2	894	226/275
921494	S	CONDO	\$330,000	\$325,000	\$318.63	09/26/14	205 Hurd Ln	Avon Crossing	4201	2	2	1020	13/25
921512	S	CONDO	\$339,000	\$335,000	\$314.55	09/24/14	288 Beaver Creek Blvd	Avon Lake Villas	K4	2	2	1065	4/20
920017	S	CONDO	\$364,900	\$360,000	\$257.51	09/12/14	240 Chapel Pl	Chapel Square Sub	310	3	3	1398	104/1911
920086	S	CONDO	\$429,000	\$415,000	\$306.05	09/26/14	240 Chapel Pl	Chapel Square Sub	BR302	3	2	1356	111/155
917627	S	CONDO	\$598,000	\$582,500	\$354.97	09/02/14	270 Hurd Ln	Canyon Run Condo	D203	3	3	1641	414/1740
917716	S	CONDO	\$699,000	\$625,000	\$324.17	09/30/14	360 Hurd Ln	Canyon Run Condo	G302	3	3	1928	309/469
918385	S	CONDO	\$850,000	\$825,000	\$320.76	09/22/14	37305 Highway 6	Lodge At Brookside	309	3	4	2572	323/342
918293	S	SINGFM	\$2,350,000	\$2,100,000	\$402.84	09/18/14	63 Rabbit Brush	Mountain Star		5	5	5213	342/405
918938	S	TOWNHM	\$369,900	\$365,000	\$213.58	09/25/14	2530 Old Trail Rd	Snowberry Townhome	1	4	3	1709	265/310
921067	S	TOWNHM	\$385,000	\$375,000	\$226.31	09/03/14	2140 Saddle Ridge Loop	Saddleridge At Avon Cond	4	3	3	1657	12/61
919748	S	TOWNHM	\$389,000	\$380,000	\$258.86	09/25/14	2311 Old Trail Rd	The Orchard TH	B	3	3	1468	22/191
921169	S	SINGFM	\$599,000	\$560,000	\$220.30	09/16/14	2852 Oneal Spur	Wildridge		4	3	2542	27/62
920237	S	SINGFM	\$1,350,000	\$1,293,000	\$313.08	09/12/14	4550 Flat Point	Wildridge		5	6	4130	51/102
918986	S	SINGFM	\$1,375,000	\$1,300,000	\$368.48	09/05/14	5380 Ferret Ln	Wildridge		3	4	3528	234/284
920978	S	SINGFM	\$1,595,000	\$1,485,000	\$310.02	09/19/14	2376 Fox Ln	Wildridge		4	4	4790	24/72
920800	S	CONDO	\$750,000	\$715,000	\$663.27	09/19/14	120 Offerson Rd	The Charter	4240	2	2	1078	63/95
916329	S	CONDO	\$735,000	\$735,000	\$442.50	09/17/14	180 Offerson Rd B Rd	Centennial	28	2	3	1661	621/641
918974	S	CONDO	\$797,000	\$770,000	\$734.03	09/25/14	120 Offerson Rd	The Charter	3160	2	2	1049	240/278
920103	S	CONDO	\$825,000	\$805,000	\$789.22	09/09/14	120 Offerson Rd	The Charter	1440	2	2	1020	98/136
921233	S	CONDO	\$899,000	\$889,000	\$627.38	09/05/14	300 Prater Rd	Beaver Creek Landing	B205	2	3	1417	12/42
920758	S	CONDO	\$975,000	\$955,000	\$726.79	09/23/14	17 Chateau Ln	The Chateau	103	2	3	1314	77/103
920233	S	DUPLX	\$1,325,000	\$1,235,000	\$319.12	09/09/14	41 Bachelor Gulch Rd	Beaver Creek		4	5	3870	78/113

# Sold Listings

Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

Property Type: RESIDENTIAL

MLS#	Status	Type	List Price	Sell Price	\$/SqFt	Sold Date	Address	Subdivision	Unit#	BR	BA	SqFt	ADOM/DOM
921314	S	CONDO	\$1,495,000	\$1,437,500	\$749.09	09/30/14	210 Offerson Rd	St. James Place	407	3	3	1919	6/57
916512	S	CONDO	\$1,550,000	\$1,500,000	\$707.55	09/30/14	63 A Avondale Ln	Villa Montane	113/4	4	4	2120	601/627
920856	S	SINGFM	\$2,850,000	\$2,775,000	\$523.88	09/23/14	292 Holden Rd	Beaver Creek 4		7	6	5297	35/566
914211	S	SINGFM	\$6,950,000	\$6,225,000	\$655.26	09/23/14	406 Holden Rd	Beaver Creek		8	9	9500	764/920
916877	S	SINGFM	\$8,393,000	\$8,175,000	\$966.20	09/19/14	941 Daybreak	Bachelor Gulch Village 2		6	9	8461	530/562
920295	S	CONDO	\$575,000	\$550,000	\$505.51	09/02/14	30 Cresta Rd	Pinecone Lodge	206	2	2	1088	71/111
919786	S	SINGFM	\$739,000	\$615,000	\$199.74	09/25/14	135 Howard Dr	Berry Creek Ranch Filing #2		4	5	3079	43/77
920656	S	DUPLX	\$759,000	\$705,000	\$262.96	09/15/14	40 June Creek Rd	Berry Creek Ranch Filing #2	E	4	4	2681	62/95
920643	S	DUPLX	\$739,000	\$730,000	\$212.52	09/16/14	101 Pinto Dr	Berry Creek Ranch Filing #4	A	4	5	3435	78/100
918934	S	SINGFM	\$999,000	\$962,000	\$295.64	09/30/14	435 Longhorn Rd	Berry Creek Ranch Filing #2		4	4	3254	250/316
921020	S	CONDO	\$266,000	\$253,000	\$218.10	09/23/14	34295 Highway 6	Riverwalk Village Market Condo	202	2	2	1160	49/85
920354	S	CONDO	\$409,900	\$380,000	\$230.44	09/10/14	34999 Highway 6	The Reserve	E201	3	3	1649	93/113
920456	S	CONDO	\$425,000	\$390,000	\$379.01	09/08/14	60 River Pines Ct	River Pines Condo	C301	2	2	1029	51/98
920942	S	CONDO	\$795,000	\$635,000	\$373.75	09/30/14	225 Main Street St	Riverwalk Opal Building Condos	R303	3	3	1699	1/98
921112	S	CONDO	\$310,000	\$290,000	\$230.34	09/10/14	500 Homestead Dr	Homestead Meadow Condo	10	3	2	1259	40/56
919927	S	TOWNHM	\$364,900	\$364,000	\$193.21	09/12/14	94 Arlington Pl	Clubhouse Townhomes		2	3	1884	128/158
917779	S	SINGFM	\$789,000	\$769,000	\$213.61	09/29/14	58 Cassidy Pl	Homestead 1		4	5	3600	407/448
918848	S	SINGFM	\$795,000	\$775,000	\$228.08	09/30/14	150 Creamery	Homestead 1		5	5	3398	270/335
919731	S	SINGFM	\$1,495,000	\$1,355,000	\$405.81	09/30/14	804 Eagle Crest Rd	Lake Creek Meadows		6	4	3339	104/533
921338	S	SINGFM	\$1,695,000	\$1,525,000	\$274.23	09/12/14	24 Kimberwick Way	Cordillera F37-summit Greens/Woods		5	6	5561	10/38
917766	S	SINGFM	\$1,850,000	\$1,640,000	\$318.57	09/30/14	1550 Cordillera Way	Cordillera F1 & 2 - Divide Lodge		5	6	5148	802/1223
920877	S	SINGFM	\$1,990,000	\$1,750,000	\$274.94	09/29/14	369 Peregrine Dr	Cordillera F17 - Red Draw 2 Hld Aspens		4	5	6365	81/98
920023	S	SINGFM	\$2,195,000	\$2,000,000	\$457.77	09/15/14	273 Bearden Rd	Cordillera F24 - Elk Rdg-bearden Mdws		4	5	4369	35/763
919298	S	SINGFM	\$2,275,000	\$2,163,000	\$414.13	09/30/14	431 Black Bear Trail	Cordillera F17 - Red Draw 2 Hld Aspens		4	5	5223	167/257
V320977	S	SINGFM	\$225,000	\$210,000	\$230.77	09/15/14	757 Copper Spur Rd	Metes & Bounds		2	1	910	1463/1573

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## Sold Listings

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MLS#	Status	Type	List Price	Sell Price	\$/SqFt	Sold Date	Address	Subdivision	Unit#	BR	BA	SqFt	ADOM/DOM
917350	S	TOWNHM	\$335,000	\$337,500	\$196.56	09/04/14	1720 Montgomerie Cir	Brush Creek Village		3	3	1717	450/477
917348	S	TOWNHM	\$341,000	\$341,000	\$196.09	09/16/14	1632 Montgomerie Cir	Brush Creek Village		3	3	1739	428/489
917346	S	TOWNHM	\$345,000	\$345,000	\$198.39	09/30/14	957 Montgomerie Cir	Brush Creek Village		3	3	1739	399/456
920417	S	SINGFM	\$375,000	\$362,500	\$142.16	09/26/14	314 Golden Eagle Rd	Terrace 2 The		4	4	2550	17/129
920289	S	CONDO	\$189,000	\$189,000	\$204.55	09/09/14	350 Founders Avenue Ave	West Village Condominiums	F101	2	2	924	72/118
920805	S	CONDO	\$189,000	\$189,000	\$208.15	09/08/14	530 Founders Ave	Founders Place Condominiums	E201	2	2	908	39/84
920255	S	TOWNHM	\$299,000	\$290,000	\$205.67	09/26/14	30 Peach St	Frontgate		2	3	1410	101/137
920832	S	TOWNHM	\$309,950	\$307,000	\$169.71	09/29/14	50 MacDonald St	Macdonald Street Townhomes		3	4	1809	88/101
920455	S	TOWNHM	\$319,000	\$312,500	\$172.46	09/15/14	9 Macdonald St	Macdonald Street Townhomes		3	3	1812	55/113
921344	S	TOWNHM	\$397,000	\$369,000	\$144.54	09/05/14	408 Founders Ave	Gambel Street		4	4	2553	3/25
919620	S	SINGFM	\$519,000	\$500,000	\$119.10	09/17/14	30 Eagle Ranch Rd	Eagle Ranch		5	4	4198	142/195
921224	S	SINGFM	\$579,000	\$579,000	\$147.97	09/24/14	18 Horton St	Eagle Ranch Filing 16		4	4	3913	9/63
921202	S	SINGFM	\$629,000	\$630,114	\$222.50	09/09/14	200 Palmer Loop	Aidans Meadow		4	4	2832	3/48
919080	S	SINGFM	\$799,000	\$750,000	\$170.80	09/15/14	11 Haystacker Dr	Eagle Ranch		5	4	4391	241/274
919975	S	SINGFM	\$219,000	\$186,250	\$206.94	09/09/14	1 Main St	Fulford		2	1	900	108/148
921332	S	SINGFM	\$195,000	\$205,000	\$133.12	09/22/14	676 Lost Lane Pl	Lost Lane		3	2	1540	2/48
919104	S	SINGFM	\$235,000	\$220,000	\$78.91	09/05/14	120 Beacon Rd	Bertroch Subdivision 4		3	2	2788	23/260
920855	S	SINGFM	\$315,000	\$304,500	\$207.28	09/08/14	439 Porphyry Rd	Eagle River Estates		3	2	1469	54/81
920628	S	SINGFM	\$295,000	\$310,000	\$115.33	09/03/14	153 Spring Cir	Bertroch Subdivision 3		5	3	2688	2/91
921380	S	SINGFM	\$334,000	\$316,000	\$215.55	09/30/14	424 Porphyry Rd	Eagle River Estates		3	2	1466	11/47
921313	S	SINGFM	\$329,000	\$328,500	\$225.00	09/23/14	305 Price Pl	Willowstone Sub		3	2	1460	7/50
921272	S	SINGFM	\$365,000	\$360,000	\$117.88	09/09/14	140 River View Rd	Eagle River Estates		3	3	3054	11/41
921075	S	SINGFM	\$399,000	\$387,000	\$124.40	09/17/14	111 Cochise Dr	Buckhorn Valley Pud		5	2	3111	13/69
920958	S	SINGFM	\$399,500	\$395,000	\$201.12	09/12/14	41 Custer Ct	Buckhorn Valley Pud		4	3	1964	21/61
919530	S	SINGFM	\$399,000	\$390,000	\$197.87	09/16/14	3 Open Sky Cir	Sky Legend F1		3	3	1971	132/209
918292	S	SINGFM	\$477,000	\$470,000	\$223.49	09/15/14	21 ridgeline Dr	Sky Legend F2		3	3	2103	309/405
920488	S	SINGFM	\$172,500	\$165,000	\$112.09	09/05/14	1807 Four Seasons Blvd	Other		3	2	1472	17/104

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

Page 1

Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/03/14</b>	<b>Listing # 916607</b>	<b>4073 Spruce Way #28 Vail, CO 81657-4778</b>	<b>Listing Price: \$239,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Vail East Lodging
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	797 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$288.58
<b>Year Built</b>	1965	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R012210	<b>Lot Sq Ft (approx)</b>	1612 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0370
<b>Selling Price</b>	\$230,000	<b>SP % LP</b>	96.23

**Directions** Bighorn Road, left on Spruce Way to top of the hill. Park between the top two buildings. Unit is in the top-most, western-most building...east end, top floor.

**Marketing Remarks** Recently renovated and fully furnished 2 bedroom one bathroom condo conveniently located near the bus in East Vail. Low cost of ownership! Heat included in condo fees. 2 assigned parking spaces! Great views across the valley! Wood-burning fireplace!

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$327.87

<b>Status: Sold 09/11/14</b>	<b>Listing # 919767</b>	<b>4630 Vail Racquet Club Dr Dr #9-19 Vail, CO 81657-5262</b>	<b>Listing Price: \$269,900</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Vail Racquet Club Condos
<b>Beds</b>	1	<b>Sq Ft (approx)</b>	576 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$434.03
<b>Year Built</b>	1973	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R033655	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$250,000	<b>SP % LP</b>	92.63

**Directions** I-70 East Vail exit. Follow Big Horn Rd. east .8 miles. Right at Streamside Circle & take immediate left. Follow Meadow Dr. east past the VRC main entrance. Turn left at first drive, look for Bldg 9. Condo located at top of building - Unit 19.

**Marketing Remarks** Upgraded top floor and corner location one-bedroom furnished condominium offers two private decks with views of Gore Creek and mountains. Extras include GAS HEAT, wood burning fireplace, sleeping loft for a twin mattress and vaulted ceilings. Association amenities include free Town of Vail bus, on-site property management, year-round outdoor heated swimming pool, hot tubs, tennis courts, full-service health club, spa and restaurant.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$481.00



# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/18/14	<b>Listing #</b> 920807	<b>4093 Spruce Way #35 Vail, CO 81657-4776</b>	<b>Listing Price:</b> \$292,500
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Vail East Lodging
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	865 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$312.14
<b>Year Built</b>	1965	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R012600	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$270,000	<b>SP % LP</b>	92.31

**Directions** East Vail exit. Big Horn Road to Spruce Way, turn left and follow up to the left. Western most building of East Vail Lodging.

**Marketing Remarks** Amazing remodel with high end upgraded finishes. New hardwood and slate flooring, new carpet, and stainless steel appliances. Great location with easy access to Vail Village on East Vail bus route. Ideal for locals or for front-range buyer.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$379.00

<b>Status:</b> Sold 09/25/14	<b>Listing #</b> 921429	<b>4031 Bighorn Rd #9F Vail, CO 81657-4717</b>	<b>Listing Price:</b> \$355,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Pitkin Creek Park
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	858 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$372.96
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R013859	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$320,000	<b>SP % LP</b>	90.14

**Directions** Take I-70 to East Vail exit. Head East on Bighorn Road a short distance to Pitkin Creek Park on left. Take entry left just past Sim's Market parking area. Go uphill to Bldg. 9 on your left. Unit F is convenient ground level adjoining parking area.

**Marketing Remarks** Upgraded 2 bedroom condo in scenic East Vail. New hardwood floors, rooms freshly painted and quartz counters just installed for a polished interior ambiance. Lovely yard off living area for relaxing and enjoying pleasant views. Volleyball area, summertime pool and hot tub are on-site. Easy walk to free bus line and small grocery store nearby. Priced to sell with appeal to Front Range buyers seeking a mountain retreat or first time local home buyers.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$388.00

October 2014

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/09/14</b>	<b>Listing # 920270</b>	<b>4560 Vail Racquet Club Dr #1-3 Vail, CO 81657-5270</b>	<b>Listing Price: \$389,000</b>
<b>County: Eagle</b>			



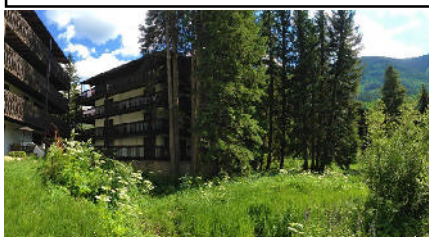
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Vail Racquet Club Condos
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	864 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$434.03
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R017137	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$375,000	<b>SP % LP</b>	96.40

**Directions** I-70 East Vail exit. Follow Big Horn Road east .8 miles. Right at Streamside Circle & take immediate left turn. Follow Meadow Dr. to first left before Racquet Club main entrance. Look for bldg 1 on left and unit 3 is at patio level.

**Marketing Remarks** Well maintained fully furnished East Vail two-bedroom & two-bath patio level condo has a private and sunny location with mountain views. Residence has a wood burning fireplace and minimal I-70 noise On-site management, spa, year-round heated outdoor swimming pool, hot tubs, tennis courts, full service health club and restaurant. Close to free town of Vail bus. Seller will consider financing and residence would be a great long term rental property for an owner.

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

<b>Status: Sold 09/05/14</b>	<b>Listing # 921227</b>	<b>4590 Vail Racquet Club Dr Dr #5-4 Vail, CO 81658-4838</b>	<b>Listing Price: \$394,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Vail Racquet Club Condos
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	864 County/Gov't
<b>Baths(FTH)</b>	2 (1 0 1)	<b>Price / Sq Ft</b>	\$453.70
<b>Year Built</b>	1976	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R033577	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$392,000	<b>SP % LP</b>	99.49

**Directions** EAST VAIL. Streamside Circle E Dr to a right onto Meadow Dr...first left into VRC...Building 5 is just ahead on left hand side. Unit 4 is on right side of the building.

**Marketing Remarks** One of the best unit locations at Vail Racquet Club. This is a corner condo set on expansive Gore Creek open space. The patio views and serenity feel a bit like the wilderness! Truly a unique and special place. All of which makes this the ideal condominium for upgrading interior finishes. VRC amenities include a year-round pool, hot tubs, tennis courts, health club, and on site mgmt. As always, it's all about amenities, location!...and nature.

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

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/30/14</b>	<b>Listing # 921297</b> <b>County: Eagle</b>	<b>5020 Main Gore Pl #A28 Vail, CO 81657-5951</b>	<b>Listing Price: \$470,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Gore Creek Meadows 1
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1068 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$413.86
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R005691	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$442,000	<b>SP % LP</b>	94.04

**Directions** Exit East Vail off I-70, continue on Big Horn until Main Gore Dr & take a right. Follow Main Gore to Main Gore Place, turn right. Proceed towards Sundial Townhomes, veer right to Gore Creek Meadows. Unit is in 3 level build to the right, 2nd floor.

**Marketing Remarks** Fabulous 3 bedroom, 3 bath fully furnished condo with a year round community hot tub and summer pool! This fantastic unit has been upgraded and would be ideal for a mountain retreat, local residence or rental property. Granite counter tops, full size w/d, leather furniture, flat screens, two decks and mountain views make this a must see! There is an active association making ownership in this complex even easier. Short walk to the free TOV Bus will drop you off in the Village.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$975.75

<b>Status: Sold 09/30/14</b>	<b>Listing # 919580</b> <b>County: Eagle</b>	<b>3964 Bighorn Rd #B Vail, CO 81657-4733</b>	<b>Listing Price: \$1,395,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Gore Creek Park
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2496 County/Gov't
<b>Baths(FTH)</b>	4 (2 1 1)	<b>Price / Sq Ft</b>	\$520.11
<b>Year Built</b>	1984	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R011892	<b>Lot Sq Ft (approx)</b>	11674 ((County/Gov't))
<b>Selling Price</b>	\$1,298,200	<b>Lot Acres (approx)</b>	0.2680
		<b>SP % LP</b>	93.06

**Directions** Take East Vail exit and continue south on Bighorn Road. Home will be on right across from Pitkin Creek Market. Bear right in driveway, unit is on the right (West) side.

**Marketing Remarks** Privately held for 30 years, this pristine home enjoys a rare setting right on Gore Creek. Framed by towering pines, floor-to-ceiling windows in the living room capture southern views of the creek and Aspen covered hillside. French doors open onto the deck and spacious lawn. All three bedrooms have their own baths. With a flat, easy 2 minute walk to the nearest TOV bus stop the home offers convenient access to Vail Village and the ski slopes without having to worry about parking.

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

October 2014

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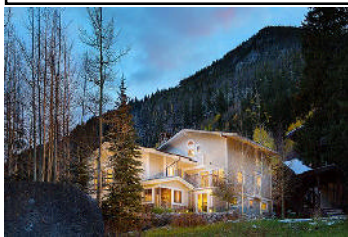
# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/16/14</b>	<b>Listing # 918696</b>	<b>3880 Lupine Dr Vail, CO 81657-4834</b>	<b>Listing Price: \$2,215,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Other
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	4719 County/Gov't
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$395.85
<b>Year Built</b>	1973	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R045510	<b>Lot Sq Ft (approx)</b>	20473 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.4700
<b>Selling Price</b>	\$1,868,000	<b>SP % LP</b>	84.33

**Directions** Bride road - left onto Lupine - house is 3rd on right

**Marketing Remarks** High ceilings and large windows pour light into this imaginative home that has been refreshed from top to bottom. Brand new paint, carpet, designer furniture are only a few of the benefits of this spectacular 3 bedroom plus apartment home. An oversized 3-car garage, exercise room and plenty of storage space for all one's belongings, make this easy to live in and enjoy

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

<b>Status: Sold 09/30/14</b>	<b>Listing # 918315</b>	<b>4852 Meadow Ln #B Vail, CO 81657-5508</b>	<b>Listing Price: \$1,990,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Bighorn Fifth
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	3163 County/Gov't
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$604.12
<b>Year Built</b>	2007	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R063862	<b>Lot Sq Ft (approx)</b>	12371 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2840
<b>Selling Price</b>	\$1,910,841	<b>SP % LP</b>	96.02

**Directions** Bighorn Road to Main Gore Drive, make a right on Main Gore. Turn right on Meadow Drive and then a left on Meadow Lane. Home is on your left, Western side of the duplex.

**Marketing Remarks** This is the perfect family home on one of the nicest streets in Vail. Like-new East Vail home with spectacular Gore Range views, gourmet kitchen, 3 bedroom/3.5 baths, heated driveway/walkways, and an elevator. This home also has plenty of storage and an oversized 2 car garage. The home is located very close to the free Town of Vail bus stop.

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

October 2014

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/22/14	<b>Listing #</b> 921069	<b>1557 Golf Terrace M43 #43 Vail, CO 81657-3717</b>	<b>Listing Price:</b> \$1,760,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Vail Golf Course	<b>Complex/Subdivision</b>	Vail Golfcourse Th
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2814 Appraiser
<b>Baths(FTH)</b>	5 (5 0 0)	<b>Price / Sq Ft</b>	\$597.01
<b>Year Built</b>	1985	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R012065	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,680,000	<b>SP % LP</b>	95.45

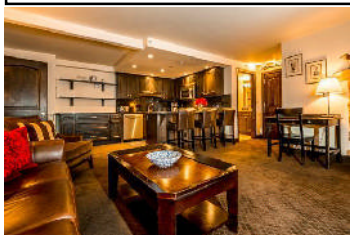
**Directions** From Vail, take South Frontage road, left on Vail Valley Drive to Golf Terrace, left on Golf Terrace, follow road to Unit 43, is end unit on left. Home is 1.4 miles to Gold Peak in Vail Village, and .5 miles to the golf course clubhouse.

**Marketing Remarks** SPECTACULAR! Over \$500,000 spent on total reconstruction, reconfiguration. You've never seen such a lovely renovation. 4 bdrms, 5 baths, end unit, gas heat, Cherry wood floors, stone entry, Ensuite bedrooms/baths, Huge Chef kitchen to delight the master chef. Elegant Travertine and granite baths. All new Alder doors and trim. Repositioned staircase. Fabulous dcor, lovely furnishings. Truly one of a kind.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2301.00

<b>Status:</b> Sold 09/04/14	<b>Listing #</b> 918303	<b>174 Gore Creek Dr #143-5 Vail, CO 81657-4511</b>	<b>Listing Price:</b> \$925,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	The Lodge Apt Condo
<b>Beds</b>	1	<b>Sq Ft (approx)</b>	784 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$1,026.79
<b>Year Built</b>	1969	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R010716	<b>Lot Sq Ft (approx)</b>	566 ((County/Gov't))
<b>Selling Price</b>	\$805,000	<b>Lot Acres (approx)</b>	0.0130
		<b>SP % LP</b>	87.03

**Directions** Vail Road to Lodge at Vail

**Marketing Remarks** Excellent opportunity to own a one bedroom residence in the heart of Vail Village.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2469.07

October 2014

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/16/14</b>	<b>Listing # 920516</b>	<b>292 E Meadow Dr #223 Vail, CO 81657-3613</b>	<b>Listing Price: \$1,049,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Mountain Haus
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1036 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$984.56
<b>Year Built</b>	1970	<b>Ranch</b>	No
<b>Schedule # (Tax ID R008576)</b>		<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,020,000	<b>SP % LP</b>	97.24

**Directions** Located at the bottom of the stairs to the Transportation Center, just at the Covered Bridge

**Marketing Remarks** This freshly updated condo is a terrific value! Located at the historic covered bridge it has 2 bedrooms, 2 bathrooms, a fully updated kitchen with granite counter tops, gas fireplace, patio, mud room, owners locker, front desk, nice lobby, pool, hot tub, and so much more. More photos to come!

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$849.00

<b>Status: Sold 09/05/14</b>	<b>Listing # 919409</b>	<b>421 Beaver Dam Cir #A Vail, CO 81657</b>	<b>Listing Price: \$4,325,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Vail Village 3
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2398 Seller
<b>Baths(FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$1,626.36
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID R045214)</b>		<b>Lot Sq Ft (approx)</b>	7884 ((County/Gov't))
<b>Selling Price</b>	\$3,900,000	<b>Lot Acres (approx)</b>	0.1810
		<b>SP % LP</b>	90.17

**Directions** South On Vail Road Turn Right On Beaver Dam Road, Right On Beaver Dam Circle. Property Is On Left. Right Side Of Duplex.

**Marketing Remarks** Offering the ultimate in location and luxury! This beautiful 4 bed/4.5 bath sunny mountain chalet is located just steps from Vail Village and world renowned ski and hiking trails. Offering a private setting with views of the gondola, stately exposed beam vaulted ceilings, floor to ceiling sandstone fireplace, new hardwood floors, walls of windows, large grilling deck and inviting hot tub.

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

October 2014

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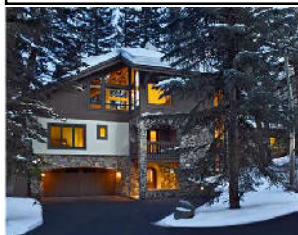
# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/30/14</b>	<b>Listing # 915148</b>	<b>354 Beaver Dam Rd #N Vail, CO 81657</b>	<b>Listing Price: \$4,950,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Vail Village 3
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2891 County/Gov't
<b>Baths(FTH)</b>	5 (0 4 1)	<b>Price / Sq Ft</b>	\$1,521.96
<b>Year Built</b>	1988	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R031103	<b>Lot Sq Ft (approx)</b>	10890 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2500
<b>Selling Price</b>	\$4,400,000	<b>SP % LP</b>	88.89

**Directions** Take Vail Road And Turn Right On Beaver Dam Road. Home On Left Before You Get To Beaver Dam Circle. North (Lower) Side Of Duplex.

**Marketing Remarks** Great Home On Beaver Dam Road Surrounded By Mature Pines With Views Of The Gore Range And Red Mountain. Vaulted Ceilings, Wood Burning Fireplace, And Stone Grotto With Hot Tub.

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

<b>Status: Sold 09/08/14</b>	<b>Listing # 919046</b>	<b>384 Gore Creek #3-4 Vail, CO 81657</b>	<b>Listing Price: \$5,295,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Villa Valhalla
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2327 Builder
<b>Baths(FTH)</b>	4 (4 0 0)	<b>Price / Sq Ft</b>	\$2,146.54
<b>Year Built</b>	2013	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R065411	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$4,995,000	<b>SP % LP</b>	94.33

**Directions** Top of Bridge Street to Hanson Ranch Road or if driving Vail Valley Drive and turn right on Hanson Ranch Road. Across from Christiania Lodge.

**Marketing Remarks** New designer decorated, fully furnished four bedroom, four bath residence just steps to Gondola One and all the amenities of Bridge Street. State of the art electronics system including Lutron lighting and blinds and fully integrated sound system. In-floor radiant heat and fully air conditioned. Outdoor pool, two assigned parking spaces, ski locker and storage complete this luxuriously appointed residence in the heart of Vail Village.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$5026.00



# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/03/14</b>	<b>Listing # 914955</b>	<b>595 E Vail Valley Dr #480 Vail, CO 81657</b>	<b>Listing Price: \$6,495,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Manor Vail
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3807 County/Gov't
<b>Baths(FTH)</b>	6 (5 0 1)	<b>Price / Sq Ft</b>	\$1,654.85
<b>Year Built</b>	2008	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R063673	<b>Lot Sq Ft (approx)</b>	7213 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1656
<b>Selling Price</b>	\$6,300,000	<b>SP % LP</b>	97.00

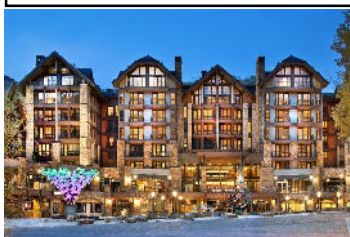
**Directions** Manor Vail

**Marketing Remarks** Magnificent Manor Vail Penthouse Condominium. Four bedroom, six bathroom home featuring a large media loft and decks on all sides. Spacious and beautifully finished turnkey end unit. Unbeatable panoramic views up Vail Mountain and to the west. Exceptionally well located penthouse is just steps from Vail's world class skiing, shopping and restaurants. A must see for all your high end village buyers. Price Reduced \$400,000.

**Assoc/HOA Frequency** Monthly

**Assoc/HOA Fee** \$2816.00

<b>Status: Sold 09/10/14</b>	<b>Listing # 916423</b>	<b>141 East Meadow Dr #7A E Vail, CO 81657</b>	<b>Listing Price: \$6,700,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Solaris Residences
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2882 Survey
<b>Baths(FTH)</b>	5 (5 0 0)	<b>Price / Sq Ft</b>	\$2,255.38
<b>Year Built</b>	2010	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R064464	<b>Lot Sq Ft (approx)</b>	113256 ((Builder))
		<b>Lot Acres (approx)</b>	2.6000
<b>Selling Price</b>	\$6,500,000	<b>SP % LP</b>	97.01

**Directions** Exit #176 Off I-70. Proceed East On South Frontage Rd. Please Call For An Appointment.

**Marketing Remarks** Five Star Services And Amenities, Lockers At The Ski Lift, High End Quality Building With All The Technology, Superb Finishes, Air Conditioning And Everything Else Your Clients Will Like! Please Call Craig For Details. Thank You

**Assoc/HOA Frequency** Monthly

**Assoc/HOA Fee** \$3861.88

October 2014

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 915964	<b>97 Rockledge Rd Vail, CO 81657</b>	<b>Listing Price:</b> \$22,000,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Vail Village 1
<b>Beds</b>	6	<b>Sq Ft (approx)</b>	6563 County/Gov't
<b>Baths(FTH)</b>	8 (6 0 2)	<b>Price / Sq Ft</b>	\$2,818.83
<b>Year Built</b>	2001	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R050807		<b>Lot Sq Ft (approx)</b>	28750 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.6600
<b>Selling Price</b>	\$18,500,000	<b>SP % LP</b>	84.09

**Directions** Home is located on the east end of Rockledge Road, directly adjacent to the ski slopes.

**Marketing Remarks** No detail or expense was spared in the creation of this old-world estate. Designed as a modern recreation of an Austrian ski chateau, this home is the epitome of all that Vail embodies. Funicular (Private Tram) access from Forest Road, Direct ski-access, Warming Hut, Soaring Great Room and Adjacent Game Room, Stunning Master Suite, Cedar-Lined Storage and Wine Closet, Library/Study, Sunken Wet Bar, Chef's kitchen with Wolf and Sub-Zero appliances and RO Water Purification System. A Must See!

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

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 918436	<b>684 Lionshead Cir #220 Vail, CO 81657-5212</b>	<b>Listing Price:</b> \$650,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Lionshead	<b>Complex/Subdivision</b>	Montaneros
<b>Beds</b>	1	<b>Sq Ft (approx)</b>	774 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$775.19
<b>Year Built</b>	1972	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R009282		<b>Lot Sq Ft (approx)</b>	697 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0160
<b>Selling Price</b>	\$600,000	<b>SP % LP</b>	92.31

**Directions** Take S Frontage Rd West from Vail Village. Make a left onto W Lionshead Cir & then take a left after the TOV bus stop into the Montaneros underground parking garage. Get key at front desk. #220 is located on the 2nd floor on the west end of the bldg.

**Marketing Remarks** Spacious 1 bdrm & 1 bath condo. The open living, dining & kitchen area make it easy to enjoy family & friends & the lg deck is perfect for relaxing at the end of a day. Quick & easy walk to the Lionshead gondola or chairlift. Amenities include: outdoor common area, year round outdoor pool, 2 hot tubs & access to the Arrabella's fitness center. In addition, the complex has underground parking, ski storage & on-site management. Good rental potential. The perfect second-home or investment property!

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$647.00

October 2014

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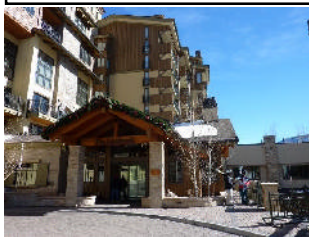
# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 916603	<b>612 W Lionshead Cir #104 Vail, CO 81657-5231</b>	<b>Listing Price:</b> \$989,000
<b>County:</b> Eagle			



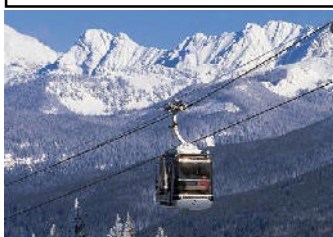
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Lionshead	<b>Complex/Subdivision</b>	Landmark Vail
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	999 Seller
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$930.93
<b>Year Built</b>	1973	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R064479	<b>Lot Sq Ft (approx)</b>	566 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0130
<b>Selling Price</b>	\$930,000	<b>SP % LP</b>	94.03

**Directions** From Vail Village, go west on South Frontage Road, turn left immediately upon going under pedestrian crosswalk. Take second left into Landmark front entrance. Parking is limited. Park only in designated Landmark parking area.

**Marketing Remarks** First floor, south facing two bedroom condominium. 'Gold' rating by mgmt. Easy access to and from ski slopes. Landmark has full time front desk services, underground parking, year round heated pool, three hot tubs, fire pit, ski lockers and fitness center. Condominium has been updated and is sold fully furnished. New carpeting. Patio with storage closet. Great rental income. Landmark is in the heart of Lionshead close to restaurants, shops, ice rink, and the gondola

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$2027.00

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 921684	<b>360 E Lionshead Circle Cir #11 Vail, CO 81657-5204</b>	<b>Listing Price:</b> \$2,975,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Lionshead	<b>Complex/Subdivision</b>	The Lodge at Lionshead
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2037 County/Gov't
<b>Baths(FTH)</b>	0 (0 0 0)	<b>Price / Sq Ft</b>	\$1,460.48
<b>Year Built</b>	1978	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R065140	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$2,975,000	<b>SP % LP</b>	100.00

**Directions** Lionshead

**Marketing Remarks** Listing entry is for MLS information purposes only.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$7023.00

October 2014

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/22/14	<b>Listing #</b> 920957	<b>748 Potato Patch Dr #B Vail, CO 81657-5037</b>	<b>Listing Price:</b> \$1,595,000
<b>County:</b> Eagle			



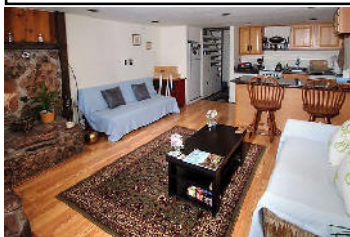
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Potato Patch	<b>Complex/Subdivision</b>	Vail Potato Patch 2
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3214 Appraiser
<b>Baths(FTH)</b>	5 (1 3 1)	<b>Price / Sq Ft</b>	\$469.82
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R012457	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,510,000	<b>SP % LP</b>	94.67

**Directions** North Frontage Road heading west. Right on Red Sandstone Road, continue along straightaway. After Sandy Lane, You will see a gate and driveway with pavers on your right. Park on the right in front of the 1-car garage & enter through the west door- B

**Marketing Remarks** Enjoy stunning views of Vail Mountain from this private, yet convenient location in Potato Patch. Features include gourmet kitchen opening to expansive outdoor deck and patio, main level master with enormous walk-in closet and bunk room with tasteful built-ins that can sleep up to 10. Private gate, large flat driveway and natural water feature create an impressive sense of entry.

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

<b>Status:</b> Sold 09/04/14	<b>Listing #</b> 919992	<b>1081 Vail View Dr #B106 Vail, CO 81657-5283</b>	<b>Listing Price:</b> \$290,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Sandstone Lionsridge	<b>Complex/Subdivision</b>	Homestake at Vail
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	676 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$406.80
<b>Year Built</b>	1973	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R033424	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$275,000	<b>SP % LP</b>	94.83

**Directions** Red Sandstone Rd, left on Vail View Dr. Take fork right to Sandstone Dr. First driveway on left after Lions Mane. Driveway entry is downhill. Then down 2nd hill on east side, to B building. Down stairs to 106. 2nd entrance is off deck on Vail View Dr

**Marketing Remarks** Location and affordability, with ski slope views in Vail! This 2 bedroom/1 bath has been upgraded throughout, with laminate wood flooring, slab granite, and convenient all-in-one washer/dryer. A perfect starter home or vacation getaway, with free bus access right outside the first-floor deck: no stairs in ski boots! Easy-maintenance; heat and wireless Internet included in dues. Southern exposure and aspen trees, with beautiful hiking trails at the end of the block. Don't miss out this time.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/10/14</b>	<b>Listing # 919599</b>	<b>1040 Vail View Dr #208 Vail, CO 81657-5287</b>	<b>Listing Price: \$343,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Sandstone Lionsridge	<b>Complex/Subdivision</b>	Snow Lion Condo
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	882 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$340.14
<b>Year Built</b>	1970	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R033100	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$300,000	<b>SP % LP</b>	87.46

**Directions** North Frontage Road to Red Sandstone Road, follow to Lions Ridge Loop, turn left follow to Snow Lion on your left. Park in spot reserved for unit 208.

**Marketing Remarks** Beautiful remodeled, spacious 2-bedroom residence close to skiing. Great location on bus route. All new appliances, paint, carpeting granite counter tops and stonework. Assigned parking plus guest parking. Extra assigned storage and swimming pool. Dogs are now allowed.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$350.00

<b>Status: Sold 09/17/14</b>	<b>Listing # 921504</b>	<b>1881 Lions Ridge Loop #36 Vail, CO 81657-0000</b>	<b>Listing Price: \$889,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Sandstone Lionsridge	<b>Complex/Subdivision</b>	Vail Point Th
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1690 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$511.83
<b>Year Built</b>	1983	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R009993	<b>Lot Sq Ft (approx)</b>	1742 ((County/Gov't))
<b>Selling Price</b>	\$865,000	<b>Lot Acres (approx)</b>	0.0400
		<b>SP % LP</b>	97.30

**Directions** Lionsridge Loop to Vail Point #36

**Marketing Remarks** Wonderful Townhome in great location with sun and views located along town of Vail free shuttle. Great rental income potential.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$1650.00

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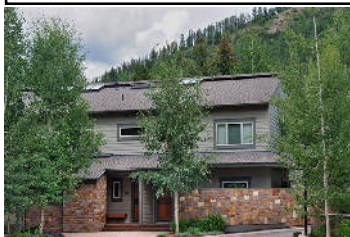
# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/23/14	<b>Listing #</b> 921246	<b>1476 Westhaven Dr #39 Vail, CO 81657-4320</b>	<b>Listing Price:</b> \$1,235,000
<b>County:</b> Eagle			



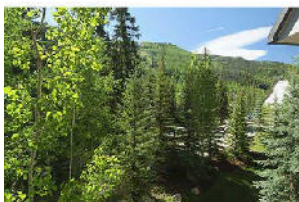
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Cascade Village Glen	<b>Complex/Subdivision</b>	Coldstream Condos
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1544 County/Gov't
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$728.63
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R013137	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,125,000	<b>SP % LP</b>	91.09

**Directions** South Frontage Road to Cascade Village entrance. Take first right into Coldstream. Residence 39 will be on your right once you enter courtyard. Office is to your left.

**Marketing Remarks** Spacious sunny 2-story townhome, on the end, provides additional windows and wrap-around patio. Beautifully updated kitchen and baths, 2 bedrooms plus den/3rd bedroom off the master suite - all with vaulted ceilings - makes an extremely versatile residence. Living room deck opens onto a large grassy area that leads to the creek, pool and hot tub. Ideal location supports solid rental history with Cascade Lift just steps away and easy accessibility to the Cascade Resort, services and its amenities

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$1808.00

<b>Status:</b> Sold 09/29/14	<b>Listing #</b> V321054	<b>1234 Westhaven Dr #B32 Vail, CO 81657</b>	<b>Listing Price:</b> \$1,995,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Cascade Village Glen	<b>Complex/Subdivision</b>	Lifside Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1853 County/Gov't
<b>Baths(FTH)</b>	4 (1 2 1)	<b>Price / Sq Ft</b>	\$984.89
<b>Year Built</b>	1994	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R042214	<b>Lot Sq Ft (approx)</b>	4792 ((County/Gov't))
<b>Selling Price</b>	\$1,825,000	<b>Lot Acres (approx)</b>	0.1100
		<b>SP % LP</b>	91.48

**Directions** South Frontage Road to entrance of Cascade Village. First building on your left as you turn in. Parking on-site.

**Marketing Remarks** This fabulous residence is steps from the chairlift. It has wonderful views of Vail Mountain and Gore Creek from the living rooms and all three bedrooms. Gore Creek provides gold medal fishing right outside your door. Slifer Designs has decorated this home. New appliances in the kitchen, spacious storage and heated covered parking is included. Two large assigned storage units included.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$5215.00

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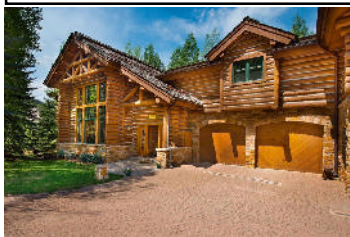
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/04/14	<b>Listing #</b> 920188	<b>1210 Westhaven Ln #B Vail, CO 81657-3885</b>	<b>Listing Price:</b> \$3,900,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Cascade Village Glen	<b>Complex/Subdivision</b>	Glen Lyon
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3252 County/Gov't
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$1,091.64
<b>Year Built</b>	1993	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R041275	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$3,550,000	<b>SP % LP</b>	91.03

**Directions** Take South Frontage Road to Cascade area. Drive into Cascade to Westhaven Circle and take a left. At the end of the road is a private drive called Westhaven Lane. Need a code to get into private gate. Home is on the left a few homes down.

**Marketing Remarks** Hard to find log homes at this price. Well constructed, private and serene along the Gore Creek. Easy to show. Owners would prefer to close end of August or early September.

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

<b>Status:</b> Sold 09/19/14	<b>Listing #</b> 920290	<b>1885 Buffehr Creek Rd #4 Vail, CO 81657-4902</b>	<b>Listing Price:</b> \$345,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	West Vail North	<b>Complex/Subdivision</b>	Meadow Brook
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	752 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$409.57
<b>Year Built</b>	1963	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R013741	<b>Lot Sq Ft (approx)</b>	2788 ((County/Gov't))
<b>Selling Price</b>	\$308,000	<b>Lot Acres (approx)</b>	0.0640
		<b>SP % LP</b>	89.28

**Directions** turn onto Buffehr Creek from North Frontage Road condo complex is first on left, residence is on the right side second floor #4

**Marketing Remarks** Located in West Vail, 2 bedroom condo in the Buffehr Creek neighborhood. Within minutes walk to shopping, dining and town of Vail Bus. Great hiking and biking just out your door. Fantastic starter home or vacation property and rental income producer.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$825.00

October 2014

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/25/14	<b>Listing #</b> 919565	<b>2195 Chamonix Ln #7 A Vail, CO 81657-3902</b>	<b>Listing Price:</b> \$405,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	West Vail North	<b>Complex/Subdivision</b>	Pine Ridge
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1103 County/Gov't
<b>Baths(FTH)</b>	2 (1 0 1)	<b>Price / Sq Ft</b>	\$330.92
<b>Year Built</b>	1972	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R013677		<b>Lot Sq Ft (approx)</b>	1133 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0260
<b>Selling Price</b>	\$365,000	<b>SP % LP</b>	90.12

**Directions** Take West Vail exit for north side of highway. Drive between gas stations. At fork, turn right and look for Pine Ridge Townhouses on your left. Eastern most entrance to complex. Courtyard in front with large evergreens. 7A is marked.

**Marketing Remarks** This is a clean, turn key unit. No exclusions. Fenced in back yard/patio area has garden and green grass pus extra storage shed. New refrigerator, washer and dryer. Seller paid special assessment of approx. \$20,000 for sewer replacement. Gas heat; low dues; near bus stop.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$307.00

<b>Status:</b> Sold 09/10/14	<b>Listing #</b> 919445	<b>2460 Chamonix Ln #C1 Vail, CO 81657-5619</b>	<b>Listing Price:</b> \$467,500
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	West Vail North	<b>Complex/Subdivision</b>	Chamonix Chalets
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1480 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$312.16
<b>Year Built</b>	1969	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R013303		<b>Lot Sq Ft (approx)</b>	2744 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0630
<b>Selling Price</b>	\$462,000	<b>SP % LP</b>	98.82

**Directions** South frontage road west from roundabout, right on Chamonix, up hill until building C on your right, 2460 Chamonix

**Marketing Remarks** Perfect skier's home, live in one rent the other. 2 Bedroom plus studio near the free TOV bus, hiking and mountain biking, and all of West Vail's amenities. Units have an interior stairwell or can be locked off with separate entrances, as currently configured. Both kitchens have been updated; upstairs unit with stainless appliances, cement counters, new cabinets, and bamboo floors.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$525.00

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/15/14	<b>Listing #</b> 921358	<b>1750 S Frontage Rd W #B2 Vail, CO 81657-4332</b>	<b>Listing Price:</b> \$675,000
<b>County:</b> Eagle			



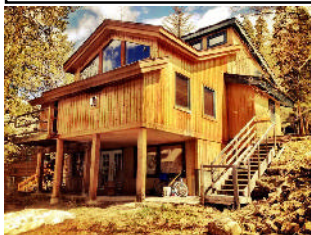
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	West Vail South	<b>Complex/Subdivision</b>	Spruce Creek Townhomes
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1661 County/Gov't
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$391.33
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R013162	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$650,000	<b>SP % LP</b>	96.30

**Directions** 2 Miles west of Lionshead on the south side of South Frontage.

**Marketing Remarks** Seldom on the market. Spruce Creek Townhome. Listen to the sounds of Gore Creek while relaxing on the deck of this furnished 3 bedroom, 2.5 bath with a 1 car garage. Easy access to town on the free TOV bus route.

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

<b>Status:</b> Sold 09/18/14	<b>Listing #</b> 921623	<b>2955 Bellflower Dr Vail, CO 81657-4111</b>	<b>Listing Price:</b> \$869,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	West Vail South	<b>Complex/Subdivision</b>	Vail Intermountain Sub
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3147 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$253.42
<b>Year Built</b>	1978	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R004485	<b>Lot Sq Ft (approx)</b>	8625 ((County/Gov't))
<b>Selling Price</b>	\$797,500	<b>Lot Acres (approx)</b>	0.1980
		<b>SP % LP</b>	91.77

**Directions** head west on south frontage road into intermountain take second kinickinick entrance take a right on bellflower home is 4th on right.

**Marketing Remarks** Vail riverfront single family home with partial remodel and lock off apartment generating \$1400 per month. Home has great potential for full makeover up to 4450 sq.ft. perfect opportunity to customize a home in Vail.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/24/14	<b>Listing #</b> 918947	<b>1886 W Gore Creek Dr Vail, CO 81657</b>	<b>Listing Price:</b> \$1,295,000
<b>County:</b> Eagle			



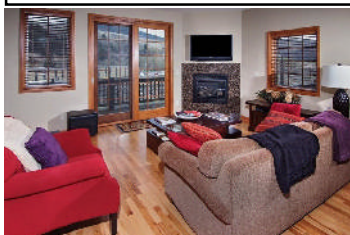
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	West Vail South	<b>Complex/Subdivision</b>	Vail Village West 2
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2918 County/Gov't
<b>Baths(FTH)</b>	4 (4 0 0)	<b>Price / Sq Ft</b>	\$380.40
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R013149	<b>Lot Sq Ft (approx)</b>	12371 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2840
<b>Selling Price</b>	\$1,110,000	<b>SP % LP</b>	85.71

**Directions** South Frontage Road Vail, turn onto W Gore Creek Drive. Property is about .2 miles down W. Gore Creek Drive on right- 1886 W Gore Creek Drive.

**Marketing Remarks** Single family home with high-end finishes and great outdoor living space, located on the free Town of Vail bus route. Gas fireplace, metal roof, radiant heat, offered fully furnished. Ample storage, 2-car garage and lock-off apartment with full kitchen with potential to generate rental income.

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

<b>Status:</b> Sold 09/22/14	<b>Listing #</b> 920199	<b>122 Taylor St #B2 Minturn, CO 81645-0</b>	<b>Listing Price:</b> \$475,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Minturn	<b>Complex/Subdivision</b>	Minturn Towne Homes
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1581 County/Gov't
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$294.12
<b>Year Built</b>	2004	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R057592	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$465,000	<b>SP % LP</b>	97.89

**Directions** Left over the bridge past Saloon over the railroad tracks. Front row.

**Marketing Remarks** Original developer's model. Lots of upgrades, great views. Easy walk to town or after skiing the Minturn Mile. Extra deck and lots of lights. Furnished and ready to go.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$722.54

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/26/14	<b>Listing #</b> 920813	<b>514 Water St Red Cliff, CO 81649</b>	<b>Listing Price:</b> \$234,900
<b>County:</b> Eagle			



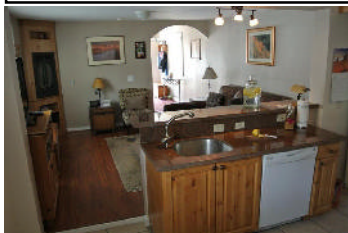
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Red Cliff	<b>Complex/Subdivision</b>	Red Cliff
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	846 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$248.23
<b>Year Built</b>	1978	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R001490		<b>Lot Sq Ft (approx)</b>	13721 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.3150
<b>Selling Price</b>	\$210,000	<b>SP % LP</b>	89.40

**Directions** Hwy 24 to Redcliff. Take a left just before the green bridge. go into town and take a right on Water St. House is on your right about halfway down.

**Marketing Remarks** Live in historic and beautiful Redcliff and be only 20 minutes to all that Vail has to offer. This wonderful home is an affordable single family home or investment opportunity on a south facing lot with mountain & river views. With 2 beds, 1 bath, a scenic front yard & plentiful parking the home allows for year round enjoyment of all that Redcliff has to offer. Kayaking, fishing, dirt biking, snowmobiling, Mangos and more are just steps out of your front door. Sale includes lots 8 and 9.

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

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 919949	<b>166 Monument St Red Cliff, CO 81649-0</b>	<b>Listing Price:</b> \$250,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Red Cliff	<b>Complex/Subdivision</b>	Red Cliff
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1131 Appraiser
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$221.04
<b>Year Built</b>	1975	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R000820		<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$250,000	<b>SP % LP</b>	100.00

**Directions** I-70 exit #171, drive through Minturn. 4 miles up Battle Mt, turn left before crossing the green bridge, drive into town, second left--Monument St. Home is on the right.

**Marketing Remarks** Recently updated piece of Eagle County history 15 min. from I-70, Minturn exit. This 2 bed, 2 bath with bonus room, offers a private back deck with hot tub, gas fireplace with custom surround, and great mt. & wildlife views. NO HOA?TRANSFER TAX! This is a wonderful opportunity for first time home buyers, second home owners, and outdoor enthusiasts! Bike, hike, camp, fish, dirt bike, snowmobile, etc., right out your front door.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/12/14	<b>Listing #</b> 920555	<b>225 Gopher Rd #H52 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$310,000
<b>County:</b> Eagle			



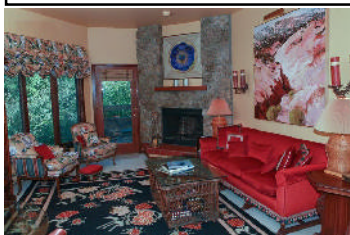
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	EagleVail	<b>Complex/Subdivision</b>	Par Six Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1296 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$239.97
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R016657	<b>Lot Sq Ft (approx)</b>	2003 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0460
<b>Selling Price</b>	\$311,000	<b>SP % LP</b>	100.32

**Directions** Head north on Avon Rd. At the traffic circle, continue straight to stay on Avon Rd at traffic circle, take the 1st exit onto E Beaver Creek Blvd. At the Traffic circle, take highway 6. Turn right onto Stone Creek Dr. Turn right onto Gopher Road.

**Marketing Remarks** Wonderful 3 bedroom condo situated on a quiet road in Eagle-Vail. This unit is located in the back of the complex right on a large courtyard of grass. Convenient layout includes a loft/office space. Call today for more details and a showing!

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

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 921132	<b>411 Eagle Dr #1 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$330,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	EagleVail	<b>Complex/Subdivision</b>	Clubhouse
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1532 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$218.67
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R021762	<b>Lot Sq Ft (approx)</b>	5053 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1160
<b>Selling Price</b>	\$335,000	<b>SP % LP</b>	101.52

**Directions** From Hwy 6 turn into Eagle Road, turn right on Eagle Drive and continue up the hill. This complex is on the right just before the clubhouse.

**Marketing Remarks** Cheerful 2 bedroom condominium at the end of the 14 unit complex! Versatile floor plan, the lower level bedroom locks off for complete privacy. Welcoming front porch, walk out on lower level to grass and trees and sunny deck off living area. Two wood burning fireplaces for cozy winters.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/03/14	<b>Listing #</b> 920424	<b>194 Eagle Rd #2B Avon, CO 81620-0</b>	<b>Listing Price:</b> \$375,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	EagleVail	<b>Complex/Subdivision</b>	Juniper Park
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1074 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$337.06
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R017246	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$362,000	<b>SP % LP</b>	96.53

**Directions** Enter EagleVail on Eagle Rd. at the light. Building is on the right about 200 yards down just before the 25mph sign. Please park in front of the first garage.

**Marketing Remarks** If you are looking for a beautiful condo in EagleVail, wait no longer! This one level, 2BR/2BA residence features wood flooring, new carpet in the bedrooms, new hardware, new doors and trim, remodeled baths, newer stainless appliances and a large garage. The entry has been customized for maximum storage. Enjoy the Home Automation system, Theater surround sound and front loading washer/dryer. The fireplace creates great ambiance. Just steps to the saline pool and tennis courts.

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

<b>Status:</b> Sold 09/24/14	<b>Listing #</b> 920874	<b>236 Eagle Rd #B Avon, CO 81620-0</b>	<b>Listing Price:</b> \$425,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	EagleVail	<b>Complex/Subdivision</b>	Eagle-vail 1
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	1685 County/Gov't
<b>Baths(FTH)</b>	4 (4 0 0)	<b>Price / Sq Ft</b>	\$236.80
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R043257	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$399,000	<b>SP % LP</b>	93.88

**Directions** Enter EagleVail at eastern most entrance on Eagle Road. Located on the right side of the street across from the Sheriff's station.

**Marketing Remarks** Ideal mountain home with plenty of space for everyone! Very clean with all new carpet and paint in this centrally located ski getaway. Every bedroom has its own private, full bathroom. Store your cars and gear in the freshly painted two car garage! Open living area with gas stove and heat. This amount of space and convenience is unheard of in EagleVail for this price. Location is everything, and you can't go wrong between Vail and Beaver Creek Resorts.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/16/14</b>	<b>Listing # 921168</b>	<b>233 Larkspur Ln #B Avon, CO 81623-3204</b>	<b>Listing Price: \$449,500</b>
<b>County: Eagle</b>			



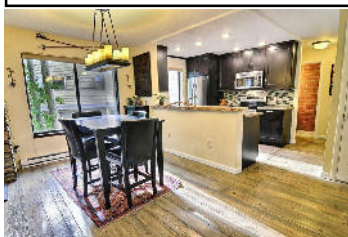
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	EagleVail	<b>Complex/Subdivision</b>	Eagle-vail 1
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1730 County/Gov't
<b>Baths(FTH)</b>	3 (1 2 0)	<b>Price / Sq Ft</b>	\$254.34
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R022357	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$440,000	<b>SP % LP</b>	97.89

**Directions** Hwy 6, turn in by the Warner building headed towards the golf course, then a right on Stone Creek and a right onto Larkspur.

**Marketing Remarks** Very nice home on a quite neighborhood street. Partial upgrades have been made to this 2 level 3B/3B home. Lovely fenced yard and oversized 1 car garage (room for a workshop). Open living room area with vaulted ceilings and ceiling fan. Walk in closets in each bedroom! Large deck with lovely mountain views.

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

<b>Status: Sold 09/05/14</b>	<b>Listing # 920963</b>	<b>151 Columbine Cir #5B Avon, CO 81620-0</b>	<b>Listing Price: \$470,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	EagleVail	<b>Complex/Subdivision</b>	Washington Park Swim & Ten
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2292 County/Gov't
<b>Baths(FTH)</b>	4 (2 1 1)	<b>Price / Sq Ft</b>	\$207.24
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R010964	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$475,000	<b>SP % LP</b>	101.06

**Directions** From Hwy 6, South on Eagle Rd; right on Eagle Dr pas the pool and tennis courts; right on Columbine Circle; second entrance to Washington Park at the Sign; building on your left. Park in the assigned spaces for 5B

**Marketing Remarks** This Green Townhome has been immaculately remodeled and fitted with Solar Photovoltaics' and Solar Thermal Hot Water so you can not only enjoy your beautiful home, but know you are doing so limiting your carbon footprint. This three bedroom plus family room includes wood floors, brand new carpet, new paint, with recently updated bathrooms and kitchen. Property is across the street from the golf course in a quite neighborhood steps to the new pool and tennis courts. Options for a nanny's quarters

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$477.56

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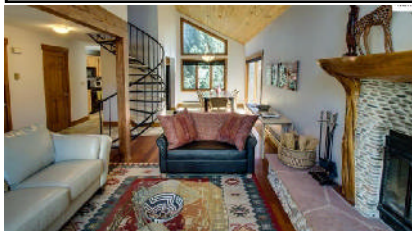
# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/03/14	<b>Listing #</b> 921071	<b>225 Eagle Dr #10C Avon, CO 81620</b>	<b>Listing Price:</b> \$519,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	EagleVail	<b>Complex/Subdivision</b>	Mountain Terrace Townhouses
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2340 County/Gov't
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$214.96
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R016681	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$503,000	<b>SP % LP</b>	96.92

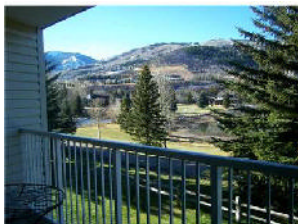
**Directions** Hwy 6 to Eagle Rd. Turn right onto Eagle Dr by the community amenities. Take right into first parking lot after the driving range. Look for 10C on your left. Park in front of 2-car garage or in assigned space for 10C. Thanks for showing!

**Marketing Remarks** Fantastic 4-bedroom townhouse located in the heart of Eagle-Vail, adjacent to the golf course, and just steps to the pool, tennis courts, community gardens, hiking trail, and all that Eagle-Vail has to offer. Possibly the finest finishes in Mountain Terrace, this property has been remodeled with many tasteful upgrades and contains an open, spacious floor plan that invites plenty of natural light. Lower-level suite is a huge bonus and offers desirable flexibility for this property's use.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$1200.00

<b>Status:</b> Sold 09/03/14	<b>Listing #</b> 920809	<b>414 W Beaver Creek Blvd #A15 Avon, CO 81620</b>	<b>Listing Price:</b> \$197,500
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Beaver Bench
<b>Beds</b>	1	<b>Sq Ft (approx)</b>	630 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$301.59
<b>Year Built</b>	1977	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R028546	<b>Lot Sq Ft (approx)</b>	2178 ((County/Gov't))
<b>Selling Price</b>	\$190,000	<b>Lot Acres (approx)</b>	0.0500
		<b>SP % LP</b>	96.20

**Directions** West Onto Beaver Creek Blvd From Roundabout. Building On Left, Unit On The Very East End Of The Complex Up The Stairs.

**Marketing Remarks** Cozy, Comfortable And Convenient 1 Bedroom, 1 Bath Condo In Great Location On Nottingham Lake. Awesome views Of Beaver Creek - Watch The Fireworks From The Deck. New granite countertops and electric fireplace. Walk To The Gondola, Bus And Heart Of Town - Perfect! Owner/Broker

**Assoc/HOA Frequency** Monthly

**Assoc/HOA Fee** \$220.57

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/02/14	<b>Listing #</b> 920684	<b>1061 W Beaver Creek Blvd #O202 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$225,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Sunridge Condos 2
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	768 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$284.51
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R025493	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$218,500	<b>SP % LP</b>	97.11

**Directions** West on Hwy 6 past West entrance to BC, then right into Sunridge phase II. Building O is 2nd on left and 202 is 2nd floor / left side of building.

**Marketing Remarks** Enjoy the location for easy access to Beaver Creek and the bus route. Clean with newer finishes in bathrooms with 2 unassigned parking spots. Great place to call your own home, 2nd home, or income producing property. HIGH Rental demand with this Avon location.

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

<b>Status:</b> Sold 09/19/14	<b>Listing #</b> 921110	<b>998 W Beaver Creek Blvd #E201 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$229,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Sunridge Condos 1
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	768 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$289.06
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R011213	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$222,000	<b>SP % LP</b>	96.94

**Directions** West Beaver Creek Blvd off highway 6. Over the Eagle river and before the train tracks. Building E is the furthest East.

**Marketing Remarks** Welcome to your new home. This 2 bedroom, 2 bath condo is located in the heart of Avon, CO. Within walking distance to the free Beaver Creek ski shuttle, the free town of Avon bus and the county bus line.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$248.00

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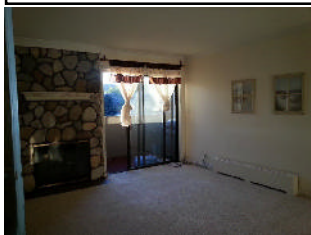
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/11/14	<b>Listing #</b> 920539	<b>1061 W Beaver Creek Blvd #R201 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$227,000
<b>County:</b> Eagle			

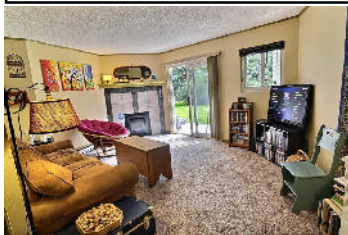


<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Sunridge Condos 2
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	768 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$293.62
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R025531	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$225,500	<b>SP % LP</b>	99.34

**Directions** Across Highway 6 from West Beaver Creek entrance Building R is in West side of Sunridge 2.  
**Marketing Remarks** Nice 2bed/2bath condo in Avon close to Bus Stop and all that Avon has to offer. Upgrades with Granite counters throughout show pride of ownership. \$227,000.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$236.95

<b>Status:</b> Sold 09/11/14	<b>Listing #</b> 921307	<b>414 W Beaver Creek Blvd #B2 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$239,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Beaver Bench
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	882 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$265.31
<b>Year Built</b>	1977	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R014417	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$234,000	<b>SP % LP</b>	97.91

**Directions** West Onto Beaver Creek Blvd From Roundabout. You will see the Beaver Bench Condominiums Sign on your left. Property is on the North West Building. B2 is located on the south side of the building.  
**Marketing Remarks** Looking for a perfect home with access to all that Avon has to offer and at the base of Beaver Creek? Beaver Bench B2 is on the Town of Avon bus route to get you to the slopes or to Downtown. This 2 bedroom condo has a walkout patio to a huge lawn and on to the Avon Lake Park. Wonderful tenants currently occupying the property so it could make for a strong income producing property as well. Ample Parking and a perfect place for a daily stroll around the lake. This is a rare find at this find

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$321.70

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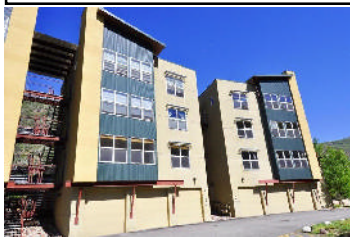
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/23/14	<b>Listing #</b> 920236	<b>491 Metcalf Rd #E13 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$259,500
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Metcalf Lofts 1
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	935 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$259.89
<b>Year Built</b>	2003	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R054927	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$243,000	<b>SP % LP</b>	93.64

**Directions** Nottingham Rd to Metcalf Rd. 491 Metcalf Road is on left. Building 1 is the first building of the complex. Park in guest spots at the end of the parking lot please.

**Marketing Remarks** Price reduced! Vacant and ready for a new owner! Contemporary loft style condominium in desirable lower building of Metcalf Lofts. Bright and sunny with ski slope views. New water heater and washer/dryer. Kitchen features a gas range. Large oversized garage with great storage for all of your toys! Beautiful hardwood floors and open kitchen terrific for entertaining. Gas line installed so it would be easy to install a fireplace. Convenient to town, skiing, biking and hiking.

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

<b>Status:</b> Sold 09/26/14	<b>Listing #</b> 920772	<b>288 W Beaver Creek Blvd #N4 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$329,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Avon Lake Villas
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1069 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$281.57
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R016233	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$301,000	<b>SP % LP</b>	91.49

**Directions** I-70 to Avon exit,#167, south to right on W. Beaver Creek Blvd. Left on Lake St to Avon Lake Villas, aka Beaver Creek West. Right at Beaver Creek West sign and right again at end to office.

**Marketing Remarks** Completely and charmingly furnished on very desirable top floor w/vaulted ceilings. Ready for Buyer to move in and immediately start enjoying amenities of Avon Lake Villas at an affordable price.Pool, tennis, lake and park. Walk to town shopping, restaurants and Rec Center.At the base of Beaver Creek w/free bus. Only exclusion is small TV in MBR.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$1362.00



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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/10/14	<b>Listing #</b> 919047	<b>109 Hurd Ln #1302 Avon, CO 81620</b>	<b>Listing Price:</b> \$325,000
<b>County:</b> Eagle			

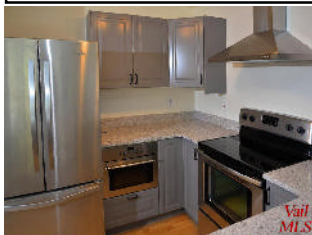


<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Avon Crossing
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	894 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$352.35
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R043455		<b>Lot Sq Ft (approx)</b>	1699 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0390
<b>Selling Price</b>	\$315,000	<b>SP % LP</b>	96.92

**Directions** Avon Crossing, first building east of Starbucks in Avon.  
**Marketing Remarks** Great location in the heart of Avon. Breathtaking views of Beaver Creek, top floor, corner unit with lots of storage space! West facing, bright and sunny. Granite tile countertops, stainless steel kitchen appliances, new full size front loading washer and dryer, marble tile in the master bathroom.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$414.58

<b>Status:</b> Sold 09/26/14	<b>Listing #</b> 921494	<b>205 Hurd Ln #4201 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$330,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Avon Crossing
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1020 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$318.63
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R044182		<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$325,000	<b>SP % LP</b>	98.48

**Directions** I70 to Avon, exit south onto Avon Rd, turn left onto Hurd Ln. After Starbucks, turn left into Avon Crossing. Bldg 4. Call for Door code.  
**Marketing Remarks** Come see this immaculate remodeled Avon Crossing condo. Full kitchen remodel, fresh paint, and clean! Don't miss this opportunity.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/24/14	<b>Listing #</b> 921512	<b>288 W Beaver Creek Blvd #K4 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$339,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Avon Lake Villas
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1065 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$314.55
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R016214	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$335,000	<b>SP % LP</b>	98.82

**Directions** I-70 exit 167, south to West Beaver Creek Blvd., West to Lake Street, South to first drive on the right, Follow signs to the office.

**Marketing Remarks** You will enjoy Private skier shuttle, year round heated pool, hot tubs, sauna and tennis courts. All located adjacent to Nottingham Park and lake with trout fishing, paddle boats, walking/jogging track, volleyball, and soccer fields!! Excellent location for the Summer Salute to the USA!

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$1362.02

<b>Status:</b> Sold 09/12/14	<b>Listing #</b> 920017	<b>240 Chapel Pl #310 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$364,900
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Chapel Square Sub
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1398 County/Gov't
<b>Baths(FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$257.51
<b>Year Built</b>	1999	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R049911	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$360,000	<b>SP % LP</b>	98.66

**Directions** I-70 west to Avon, Chapel Square is located to right of City Market and next to Wells Fargo. Enter via underground parking in back or at front door where Red Mountain Grill enters and turn right to elevator. Call for elevator code.

**Marketing Remarks** So very lovely sunny spacious and open vaulted ceilings 3 bedroom, 3 bath condominium with gorgeous western mountain views for great sun and sunset views. Large bedrooms with custom window coverings and wood blinds, newly carpeted and newly painted in perfect condition! In town building to walk to all shops and restaurants and skiing. Elevator building, underground parking, storage unit, workout room. What an opportunity!

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2205.00

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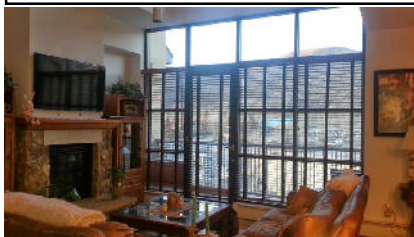
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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/26/14	<b>Listing #</b> 920086	<b>240 Chapel Pl #BR302 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$429,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Chapel Square Sub
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1356 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$306.05
<b>Year Built</b>	1999	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R049903	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$415,000	<b>SP % LP</b>	96.74

**Directions** Avon Boulevard to East Beaver Creek Blvd., then south on Chapel Place at Wells Fargo sign.

**Marketing Remarks** Fully furnished - move in ready, located near everything, immaculate condition, parking and ski locker next to elevator and wonderful mountain/city views make this the home for the 2nd homeowner or investor. Current owner replaced all kitchen appliances in last 6 months with stainless appliances, new stacked front loading Maytag washer and dryer, new hot water tank, two large mounted flat panel high definition TVs. Similar units rent immediately for long or short term.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2205.00

<b>Status:</b> Sold 09/02/14	<b>Listing #</b> 917627	<b>270 Hurd Ln #D203 Avon, CO 81620</b>	<b>Listing Price:</b> \$598,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Canyon Run Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1641 County/Gov't
<b>Baths(FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$354.97
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R046117	<b>Lot Sq Ft (approx)</b>	2657 ((County/Gov't))
<b>Selling Price</b>	\$582,500	<b>Lot Acres (approx)</b>	0.0610
		<b>SP % LP</b>	97.41

**Directions** From I-70, take the Avon Exit and head South towards Beaver Creek. Turn left at the Burger King (Hurd Lane) Take first driveway into Canyon Run on your right-Building D. Unit is on the upper left of the Center Staircase to building D.

**Marketing Remarks** Watch the fish jump from your sunny South facing deck. Beautifully maintained and furnished River-front condo within walking distance to the Westin gondola at Beaver Creek. Brand new stainless steel appliances and top floor location with vaulted ceilings within a properous HOA. The perfect full-time home or weekend get-away for the avid Angler or those who love the sounds of a rushing river. This condo's placement in the building allows for unobstructed views all the way up River.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$1673.00

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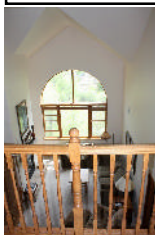
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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/30/14</b>	<b>Listing # 917716</b>	<b>360 Hurd Ln #G302 Avon, CO 81620</b>	<b>Listing Price: \$699,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Canyon Run Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1928 County/Gov't
<b>Baths(FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$324.17
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R049012	<b>Lot Sq Ft (approx)</b>	2483 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0570
<b>Selling Price</b>	\$625,000	<b>SP % LP</b>	89.41

**Directions** I70 West to Exit 167 Avon. South to Hurd lane (left) Canyon Run is on the right.

**Marketing Remarks** Distinguished by its stunning riverfront location and convenient access to the acclaimed amenities of Avon and Beaver Creek, Canyon Run is easily the most desirable residential enclave in Avon. Fine dining, elegant shops and art galleries as well as the Gondola to Beaver Creek mountain are just minutes from your door. Convenience, privacy and luxury mountain living meet at Canyon Run.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$1573.00

<b>Status: Sold 09/22/14</b>	<b>Listing # 918385</b>	<b>37305 Highway 6 #309 Avon, CO 81620</b>	<b>Listing Price: \$850,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Lodge At Brookside
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2572 County/Gov't
<b>Baths(FTH)</b>	4 (4 0 0)	<b>Price / Sq Ft</b>	\$320.76
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R048014	<b>Lot Sq Ft (approx)</b>	2526 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0580
<b>Selling Price</b>	\$825,000	<b>SP % LP</b>	97.06

**Directions** Take Highway 6 west of Beaver Creek 2nd entrance Turn north into Brookside parking lot.

**Marketing Remarks** Rare Brookside Penthouse w/ vaulted ceilings throughout will not be available for long! This 3 bedroom/4 bath, 2,572 sqft home has a gracious kitchen which opens to large great room w/ stone fireplace & deck that overlooks the Eagle River. The lovely master is conveniently located in the main level while a huge loft offers additional entertaining space. Enjoy the pool, hot tub & work out room, bike path & fishing out your back door & Beaver Creek ski bus stop across the street! Great location!

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$3114.00

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/18/14</b>	<b>Listing # 918293</b>	<b>63 Rabbit Brush Avon, CO 81620</b>	<b>Listing Price: \$2,350,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Mountain Star	<b>Complex/Subdivision</b>	Mountain Star
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	5213 County/Gov't
<b>Baths(FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$402.84
<b>Year Built</b>	1995	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R040182	<b>Lot Sq Ft (approx)</b>	79279 ((County/Gov't))
		<b>Lot Acres (approx)</b>	1.8200
<b>Selling Price</b>	\$2,100,000	<b>SP % LP</b>	89.36

**Directions** From Avon exit, travel west on Nottingham Rd. Turn right on Buck Creek Rd. Enter Mountain Star and continue up hill. Rabbit Brush is on the left. Home is first driveway on right.

**Marketing Remarks** Exceptional privacy. Uncommonly low density. Priced literally millions below neighboring homes, this property is an exceptional value featuring a completely new kitchen, renovated bathrooms, hardwood floors, wood-burning fireplace, large outdoor living areas and a serene location among the aspen trees. Mountain Star is one of Colorado's most environmentally conscious communities with 75 percent of the land permanently remaining in its natural state and only 90 single-family home sites.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$1427.51

<b>Status: Sold 09/25/14</b>	<b>Listing # 918938</b>	<b>2530 Old Trail Rd #1 Avon, CO 81620</b>	<b>Listing Price: \$369,900</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Wildridge Wildwood	<b>Complex/Subdivision</b>	Snowberry Townhome
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	1709 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$213.58
<b>Year Built</b>	1992	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R039497	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$365,000	<b>SP % LP</b>	98.68

**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 reduction! This bright end unit townhome features 4 Bedrooms, 3 Baths, a Gas Fireplace, Granite Counters, an Oversized 2 car garage, laundry room and great views to Beaver Creek. The Seller will expand the Living Room if you like the property and need or desire more living space. The cost for the expansion is \$27,500. Call for details.

**Assoc/HOA Frequency** Monthly

**Assoc/HOA Fee** \$333.33

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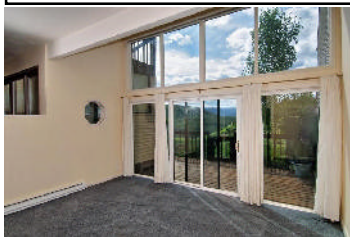
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/03/14	<b>Listing #</b> 921067	<b>2140 Saddle Ridge Loop #4 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$385,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Wildridge Wildwood	<b>Complex/Subdivision</b>	Saddleridge At Avon Cond
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1657 County/Gov't
<b>Baths(FTH)</b>	3 (0 2 1)	<b>Price / Sq Ft</b>	\$226.31
<b>Year Built</b>	1983	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R025746	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$375,000	<b>SP % LP</b>	97.40

**Directions** Nottingham Rd to Metcalf Rd to W Wildridge Rd. Left at the first stop sign in Wildridge, then left again on Saddle Ridge Loop. The fire station and a children's playground will be on your left. Townhomes are directly after playground on left.

**Marketing Remarks** Soak in the beautiful sunshine from this spacious three bedroom townhome. A wall of windows greets you from the living room and kitchen area. Great views and a two car garage. Lots of storage for all your mountain toys. Enjoy the summer afternoons from your over sized deck. Private hot tub and wood burning fireplace!

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

<b>Status:</b> Sold 09/25/14	<b>Listing #</b> 919748	<b>2311 Old Trail Rd #B Avon, CO 81620-0</b>	<b>Listing Price:</b> \$389,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Wildridge Wildwood	<b>Complex/Subdivision</b>	The Orchard TH
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1468 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$258.86
<b>Year Built</b>	1997	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R046254	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$380,000	<b>SP % LP</b>	97.69

**Directions** Wildridge Road, left onto Old Trail Road, Complex on left hand side

**Marketing Remarks** The Orchard is a private fourplex tucked quietly below Old Trail Road in Wildridge. Open setting, big deck with lots of sun. Spacious garage, two hot water heaters, wonderful storage in kitchen, Jacuzzi in master bathroom and each bedroom has a full bath en suite. Old world charm perfectly describe the character of this inviting townhome.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$200.00

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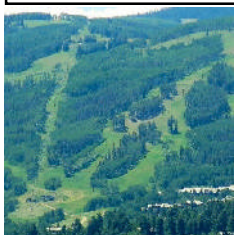
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/16/14</b>	<b>Listing # 921169</b>	<b>2852 Oneal Spur Avon, CO 81620-0</b>	<b>Listing Price: \$599,000</b>
<b>County: Eagle</b>			



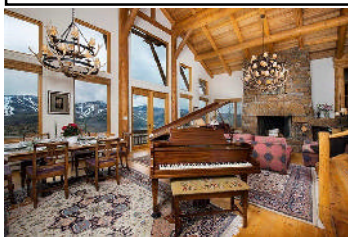
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Wildridge Wildwood	<b>Complex/Subdivision</b>	Wildridge
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2542 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$220.30
<b>Year Built</b>	1993	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R023056	<b>Lot Sq Ft (approx)</b>	30056 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.6900
<b>Selling Price</b>	\$560,000	<b>SP % LP</b>	93.49

**Directions** Avon exit-follow to Nottingham Rd to stop sign, right on Metcalf/Wildridge Rd, left on Old Trail Rd, at stop sign turn left on O'Neal Spur home is on left side. New Construction on lot next to home.

**Marketing Remarks** Single Family home at a Duplex Price. A must see View on a large lot with a private feel. Hit golf balls off the deck! Walking distance to the neighborhood children's and dog park and Berry Creek open space with miles of hiking & biking trails. Move in ready or upgrade to buyers taste.

<b>Assoc/HOA Frequency</b>	<b>Assoc/HOA Fee</b> \$0.00
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<b>Status: Sold 09/12/14</b>	<b>Listing # 920237</b>	<b>4550 Flat Point Avon, CO 81620-0</b>	<b>Listing Price: \$1,350,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Wildridge Wildwood	<b>Complex/Subdivision</b>	Wildridge
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	4130 County/Gov't
<b>Baths(FTH)</b>	6 (4 0 2)	<b>Price / Sq Ft</b>	\$313.08
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R023162	<b>Lot Sq Ft (approx)</b>	1 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0000
<b>Selling Price</b>	\$1,293,000	<b>SP % LP</b>	95.78

**Directions** Drive to top of Wildridge - Turn onto Flat Point off of Wildridge Road. House is on your left with a large circle drive.

**Marketing Remarks** Large living in this beautiful log home. Directly facing Beaver Creek with stunning views, this light and bright home offers a nice floor plan with the master wing on one side of the house and four additional bedrooms on the other. A large garage with 4 bays and a nice flat yard allow for great curb appeal. Wrap around south facing decks to enjoy the ski mountain views. Wood plank flooring and saltia tile, this home is in magnificent condition and has lots of character.

<b>Assoc/HOA Frequency</b>	<b>Assoc/HOA Fee</b> \$0.00
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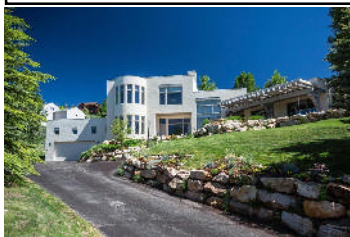
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/05/14	<b>Listing #</b> 918986	<b>5380 Ferret Ln Avon, CO 81620</b>	<b>Listing Price:</b> \$1,375,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Wildridge Wildwood	<b>Complex/Subdivision</b>	Wildridge
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	3528 Appraiser
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$368.48
<b>Year Built</b>	2001	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R023284		<b>Lot Sq Ft (approx)</b>	23087 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.5300
<b>Selling Price</b>	\$1,300,000	<b>SP % LP</b>	94.55

**Directions** Follow road to Wildridge Road East. Turn here-follow road past Longsun, next left is Ferrett. Drive to top of cul-de-sac.

**Marketing Remarks** Spectacular contemporary mountain home with expansive panoramic views to Beaver Creek, Arrowhead, and Bellyache. Sweeping walls of windows allow for maximum sunshine throughout the day. Many beautiful features highlight this home including a huge master bedroom and bathroom, gourmet kitchen with plenty of room to entertain, many gardens and patios, south facing gas fire pit with electronic louvered shade beams. New Roof. Drive 10 minutes to skiing. Furnishings sold separately.

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

<b>Status:</b> Sold 09/19/14	<b>Listing #</b> 920978	<b>2376 Fox Ln Avon, CO 81620-0</b>	<b>Listing Price:</b> \$1,595,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Wildridge Wildwood	<b>Complex/Subdivision</b>	Wildridge
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	4790 Builder
<b>Baths(FTH)</b>	4 (1 2 1)	<b>Price / Sq Ft</b>	\$310.02
<b>Year Built</b>	1999	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R022994		<b>Lot Sq Ft (approx)</b>	41818 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.9600
<b>Selling Price</b>	\$1,485,000	<b>SP % LP</b>	93.10

**Directions** From Metcalf Road - becomes Wildridge Road. Turn left onto Old Trail, left onto Saddle Ridge Loop, right onto Fox Lane - 2376 Fox Lane is on right.

**Marketing Remarks** Spacious, unique and private partially furnished single family home in Wildridge. Immaculately maintained with vaulted ceilings, open floorplan, gas burning fireplace and large West-facing windows. Extra top floor deck with heated floors and hot tub to enjoy afternoon sunsets. Finished basement with bonus entertainment area. This home is not to be missed!

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

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/19/14	<b>Listing #</b> 920800	<b>120 Offerson Rd #4240 Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$750,000
<b>County:</b> Eagle			



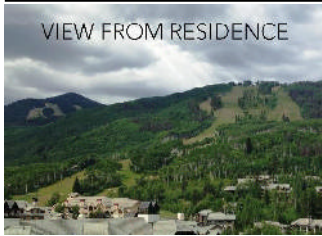
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	The Charter
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1078 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$663.27
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R027724	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$715,000	<b>SP % LP</b>	95.33

**Directions** Take Village Road up to Offerson Road. Make a left onto Offerson Road. The Charter will be on your right. After getting your key at the front desk walk around the left side of the front desk and head down that hall. Residence will be on your right.

**Marketing Remarks** Comfortable and cozy residence conveniently located close to the Lobby; one of the best located in the building; well-appointed in a sunny location with long range westerly views; upgraded kitchen and baths. Popular complex with a Front Desk, restaurant, concierge, full-service spa, fitness center, game room, fire pit area, hot tubs and both an indoor and outdoor swimming pool. Historically strong rental program. Easy walking distance to Beaver Creek Village and all that it has to offer.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$3292.00

<b>Status:</b> Sold 09/17/14	<b>Listing #</b> 916329	<b>180 Offerson Rd B Rd #28 Beaver Creek, CO 81620</b>	<b>Listing Price:</b> \$735,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Centennial
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1661 County/Gov't
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$442.50
<b>Year Built</b>	1983	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R017339	<b>Lot Sq Ft (approx)</b>	1133 ((County/Gov't))
<b>Selling Price</b>	\$735,000	<b>Lot Acres (approx)</b>	0.0260
		<b>SP % LP</b>	100.00

**Directions** Enter Beaver Creek and follow up Village RD, take a right onto Offerson RD, look for the Centennial sign on the right.

**Marketing Remarks** Top-floor with sweeping Strawberry Park slope views from every room and extended deck. This 2-bedroom condominium with a wood-burning fireplace is the perfect ski retreat, with ski-in/ski-out access located in the heart of the Beaver Creek Village. Centennial amenities include pool, hot tub, front desk/concierge, ski lockers, atrium style lobby, and bonus storage closets. Well run management and excellent rental potential.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$4302.56

October 2014

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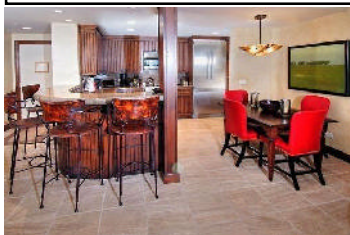
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/25/14</b>	<b>Listing # 918974</b>	<b>120 Offerson Rd #3160 Beaver Creek, CO 81620</b>	<b>Listing Price: \$797,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	The Charter
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1049 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$734.03
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R027696	<b>Lot Sq Ft (approx)</b>	1873 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0430
<b>Selling Price</b>	\$770,000	<b>SP % LP</b>	96.61

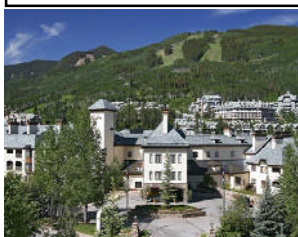
**Directions** Village Road and turn left on Offerson Road.

**Marketing Remarks** Wow-doesn't look like your typical Charter you're accustomed to seeing. This one has been revamped top to bottom and is very high end. Remodel and furnishings (excluding art) cost seller approx. \$300,000. Owner has 1.2 M into this property. If someone purchased today for \$650,000 and put \$200,00 into remodel it still wouldn't come out as nice as this property. See broker for list of upgrades.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$3292.00

<b>Status: Sold 09/09/14</b>	<b>Listing # 920103</b>	<b>120 Offerson Rd #1440 Beaver Creek, CO 81620</b>	<b>Listing Price: \$825,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	The Charter
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1020 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$789.22
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R027659	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$805,000	<b>SP % LP</b>	97.58

**Directions** Take Village Road up to Offerson Road and turn left. Charter is on right hand side. SEE AGENT REMARKS FOR DIRECTIONS TO UNIT FROM LOBBY.

**Marketing Remarks** Totally remodeled ski-in/ski-out residence with the best views in the Charter of Strawberry Park ski slopes. Top floor location with expansive windows and skylight. Remodeling includes granite in kitchen and baths, new furnishings, and stone to ceiling wood fireplace. More amenities than anywhere: concierge, front desk, indoor & outdoor pools, hot tubs, full-service spa, fitness center, game room, fire pit area and restaurant. The Charter enjoys some of the best rental income in Beaver Creek

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$3292.00

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/05/14</b>	<b>Listing # 921233</b>	<b>300 Prater Rd #B205 Avon, CO 81620-0</b>	<b>Listing Price: \$899,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Beaver Creek Landing
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1417 Builder
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$627.38
<b>Year Built</b>	2006	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R060142	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$889,000	<b>SP % LP</b>	98.89

**Directions** From Highway 6, head up toward Bachelor Gulch. At the roundabout, continue around as though going to skier drop off and you will see entrance to Beaver Creek Landing. Lock box at the A Building. Building B is southern building.

**Marketing Remarks** The only two bedroom available at this premier ski location next to the Beaver Creek Express Lift. Floor to ceiling stone fireplace, granite and marble countertops, mountain ash plank floors, wool carpet, 10 ft ceilings, air conditioning. Enjoy peaceful courtyard views and a Colorado mountain backdrop that twinkles with Avon's lights and explodes with summer fireworks over Nottingham Lake. Offered fully furnished. Outdoor pool, hot tubs, fitness center, front desk, excellent rental potential.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2652.00

<b>Status: Sold 09/23/14</b>	<b>Listing # 920758</b>	<b>17 Chateau Ln #103 Beaver Creek, CO 81620-0</b>	<b>Listing Price: \$975,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	The Chateau
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1314 County/Gov't
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$726.79
<b>Year Built</b>	1992	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R039932	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$955,000	<b>SP % LP</b>	97.95

**Directions** Enter Beaver Creek, Drive up Village Road to Scott Hill Road. Turn right and follow road to cul-de-sac. Turn right on Chateau Lane.

**Marketing Remarks** This expansive two bedroom and two and a half baths residence at the Chateau is a private and quiet retreat. Owning at The Chateau Residences allows one a guest experience in one's own home. The Chateau Residences have the amenities of a five-star resort; these include an indoor/outdoor pool; private tennis courts; hot-tubs; state of the art workout facility; ski-in/ski-out to the slopes; and room service from the fabulous Splendido Restaurant.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$5601.92

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/09/14	<b>Listing #</b> 920233	<b>41 W Bachelor Gulch Rd Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$1,325,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Beaver Creek
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3870 County/Gov't
<b>Baths(FTH)</b>	5 (1 3 1)	<b>Price / Sq Ft</b>	\$319.12
<b>Year Built</b>	1984	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R028159	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,235,000	<b>SP % LP</b>	93.21

**Directions** Drive through Beaver Creek gate up Village rad. Make first right on Bachelor Gulch Road. Property on left side.

**Marketing Remarks** Accessible ski-in and short walk to ski out. New Da Vinci composite roof was installed.

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

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 921314	<b>210 Offerson Rd #407 Beaver Creek, CO 81620</b>	<b>Listing Price:</b> \$1,495,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	St. James Place
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1919 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$749.09
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R041131	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,437,500	<b>SP % LP</b>	96.15

**Directions** Go through the Beaver Creek entrance and follow Village Road up the hill. Take a left on Offerson Road and go around the bend. St. James Place is on the right after The Charter.

**Marketing Remarks** Relish jaw-dropping panoramic views of Beaver Creek from this 3-bedroom 3-bath penthouse. With a unique location of only one neighboring residence, privacy is yours for the taking. St. James Place offers endless amenities and a five star location in the heart of Beaver Creek Village.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$4864.00



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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/30/14</b>	<b>Listing # 916512</b>	<b>63 A Avondale Ln #113/4 Beaver Creek, CO 81620</b>	<b>Listing Price: \$1,550,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Villa Montane
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2120 County/Gov't
<b>Baths(FTH)</b>	4 (4 0 0)	<b>Price / Sq Ft</b>	\$707.55
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R048280	<b>Lot Sq Ft (approx)</b>	1002 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0230
<b>Selling Price</b>	\$1,500,000	<b>SP % LP</b>	96.77

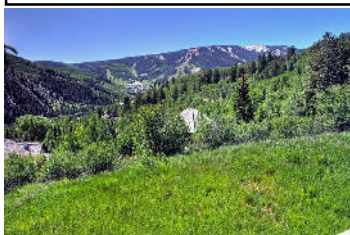
**Directions** Village Road and take a left on Avondale Lane. Main lobby and 15 minute parking is located across from Vilar Center. Can park in Villa Montane free for 2 hours. Unit is located on same level as Front Desk - door behind ski valet.

**Marketing Remarks** Ideally located in the heart of the Beaver Creek village, this ski-in/ski-out three bedroom plus den residence, all on one level, offers a unique living experience rarely found in other village properties. With its excellent proximity to all the incredible onsite amenities offered by the Villa Montane, ample storage, two parking spaces, and its location across from the Vilar Performing Arts center and all that Beaver Creek Village has to offer, this residence is one not to be missed.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$4688.00

<b>Status: Sold 09/23/14</b>	<b>Listing # 920856</b>	<b>292 Holden Rd Beaver Creek, CO 81620</b>	<b>Listing Price: \$2,850,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Beaver Creek 4
<b>Beds</b>	7	<b>Sq Ft (approx)</b>	5297 County/Gov't
<b>Baths(FTH)</b>	6 (6 0 0)	<b>Price / Sq Ft</b>	\$523.88
<b>Year Built</b>	1982	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R011607	<b>Lot Sq Ft (approx)</b>	66211 ((County/Gov't))
		<b>Lot Acres (approx)</b>	1.5200
<b>Selling Price</b>	\$2,775,000	<b>SP % LP</b>	97.37

**Directions** take lower holden to property.

**Marketing Remarks** There are few locations that provide the setting to create one's legacy. In the heart of Beaver Creek there is one place that gives you expansive ski mountain views, privacy, and the ability to create a masterpiece that can never be duplicated. 292 Holden is the perfect place to start your daily adventure and ski home at the end of the day with your family and friends to enjoy one of the most exceptional views in the Vail Valley. Opportunities like this rarely arise, don't let this get away.

**Assoc/HOA Frequency**

**Assoc/HOA Fee** \$0.00

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/23/14	<b>Listing #</b> 914211	<b>406 Holden Rd Beaver Creek, CO 81620</b>	<b>Listing Price:</b> \$6,950,000
<b>County:</b> Eagle			



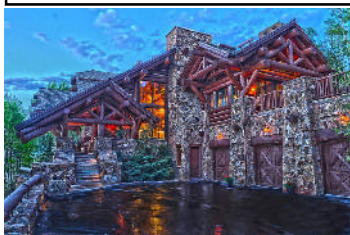
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Beaver Creek
<b>Beds</b>	8	<b>Sq Ft (approx)</b>	9500 Builder
<b>Baths(FTH)</b>	9 (2 6 1)	<b>Price / Sq Ft</b>	\$655.26
<b>Year Built</b>	2012	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R011617	<b>Lot Sq Ft (approx)</b>	39988 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.9180
<b>Selling Price</b>	\$6,225,000	<b>SP % LP</b>	89.57

**Directions** Beaver Creek to Holden Road to 406.

**Marketing Remarks** One of the finest residences in Beaver Creek. Sophisticated grandeur with mountain charm ! The architectural elements are stunning - soaring ceilings, picturesque windows, impressive 4-sided stone fireplace in the great room, gourmet kitchen with state-of-the-art appliances with ample storage and butler's pantry, and a floorplan that is open and flows comfortably. Enjoy the outdoors from one of the many decks and patios. Total remodel, everything new. Fully furnished and Ski-In!

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

<b>Status:</b> Sold 09/19/14	<b>Listing #</b> 916877	<b>941 Daybreak Beaver Creek, CO 81620</b>	<b>Listing Price:</b> \$8,393,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Bachelor Gulch	<b>Complex/Subdivision</b>	Bachelor Gulch Village 2
<b>Beds</b>	6	<b>Sq Ft (approx)</b>	8461 County/Gov't
<b>Baths(FTH)</b>	9 (3 3 3)	<b>Price / Sq Ft</b>	\$966.20
<b>Year Built</b>	2001	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R043728	<b>Lot Sq Ft (approx)</b>	95832 ((County/Gov't))
		<b>Lot Acres (approx)</b>	2.2000
<b>Selling Price</b>	\$8,175,000	<b>SP % LP</b>	97.40

**Directions** Just after the Ritz entrance, you continue up the hill and continue until you see 941 on the left side of the road. Gorgous views, easy ski access and only a short distance to the Ritz!

**Marketing Remarks** Majestic and grand home with great ski access. Exquisite attention to details, incredible stone & log construction, spectacular high end features are just some of the highlights. Imagine having a stone waterfall as part of your home! Over 2 acres & close to the chair lift with gorgous western views! Stunning master suite, second master BR, full caretakers lockoff, plus 3 BRs & 3 powder rooms, den, office, ski room, family rm. Amazing outdoor space w/ hot tub, fire pit, BBQ. Elegantly furnishe

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/02/14	<b>Listing #</b> 920295	<b>30 Cresta Rd #206 Edwards, CO 81632</b>	<b>Listing Price:</b> \$575,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Arrowhead	<b>Complex/Subdivision</b>	Pinecone Lodge
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1088 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$505.51
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R048834	<b>Lot Sq Ft (approx)</b>	1045 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0240
<b>Selling Price</b>	\$550,000	<b>SP % LP</b>	95.65

**Directions** Highway 6 to main Arrowhead gate. Left on Cresta Road. Parking is within first underground garage on left. Call for code.

**Marketing Remarks** Lovely 2 bedroom/2 bath unit with hardwood floors, stone fireplace and comfortable furnishings. Enjoy all that the Arrowhead has to offer; ski slope access, year-round swimming, tennis, health/fitness club, gold-medal fishing, a championship Jack Nickalus golf course and 24-hour gated security.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$2079.00

<b>Status:</b> Sold 09/25/14	<b>Listing #</b> 919786	<b>135 Howard Dr Edwards, CO 81632-0</b>	<b>Listing Price:</b> \$739,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Singletree	<b>Complex/Subdivision</b>	Berry Creek Ranch Filing #2
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3079 County/Gov't
<b>Baths(FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$199.74
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R015645	<b>Lot Sq Ft (approx)</b>	12197 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2800
<b>Selling Price</b>	\$615,000	<b>SP % LP</b>	83.22

**Directions** entering singletree from main I-70 roundabouts, travel east to stagecoach road, turn left; at the end of stagecoach road stop sign, turn left. House is first one on right.

**Marketing Remarks** Private street with backyard on 16th fairway, single family home with south facing asphalt driveway. 2 master suites, family room, oversize 2 car garage. Eating area walk out to patio, extra sunroom for possible home office, loft library shelves, 2 crawl spaces & attic storage, 2 enclosed closets in garage.

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

October 2014

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/15/14</b>	<b>Listing # 920656</b>	<b>40 June Creek Rd #E Edwards, CO 81632-0</b>	<b>Listing Price: \$759,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Singletree	<b>Complex/Subdivision</b>	Berry Creek Ranch Filing #2
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2681 Appraiser
<b>Baths(FTH)</b>	4 (1 2 1)	<b>Price / Sq Ft</b>	\$262.96
<b>Year Built</b>	1987	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R028447	<b>Lot Sq Ft (approx)</b>	8276 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1900
<b>Selling Price</b>	\$705,000	<b>SP % LP</b>	92.89

**Directions** Turn north into Singletree from Edwards exit. Take Berry Creek Road to June Creek Road and turn right. It is the 3rd Duplex on the left. Right (east) side.

**Marketing Remarks** Beautiful Arrowhead views from this 4-bedroom, 3.5-bath home. Great decks overlooking the 9th hole of the Sonnenalp Golf Course. The kitchen and all baths are beautifully remodeled. There is a bonus room that can be a family room, office, or 5th bedroom. The spacious master has its own deck with fabulous southern views. Beautiful landscaping, 2-car garage has extra storage space and south facing driveway. New roof, carpeting, hot water heater and fireplace in last 2 years.

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

<b>Status: Sold 09/16/14</b>	<b>Listing # 920643</b>	<b>101 Pinto Dr #A Edwards, CO 81632-0</b>	<b>Listing Price: \$739,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Singletree	<b>Complex/Subdivision</b>	Berry Creek Ranch Filing #4
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3435 Appraiser
<b>Baths(FTH)</b>	5 (3 1 1)	<b>Price / Sq Ft</b>	\$212.52
<b>Year Built</b>	1997	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R046170	<b>Lot Sq Ft (approx)</b>	12197 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2800
<b>Selling Price</b>	\$730,000	<b>SP % LP</b>	98.78

**Directions** Take exit 163 from I-70 W, At the traffic circle, take the 1st exit onto Beard Creek Rd, At the traffic circle, take the 1st exit onto Berry Creek Rd, Turn left onto Singletree Rd, Turn right onto Bronco Dr, Take the 1st right onto Pinto Dr

**Marketing Remarks** Enjoy spectacular views of Arrowhead and Beaver Creek in this sun filled 4-bed, 4.5-bath home. Situated in upper Singletree, this peaceful setting is perfect for entertaining friends and family. The main level kitchen opens to the dining room, great room, and oversized deck. In addition, the 4-bedrooms, loft/library, family room, and office/gym offer flexible spaces for every need- not to mention the oversized 2- car garage for all Colorado toys!

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/30/14</b>	<b>Listing # 918934</b> <b>County: Eagle</b>	<b>435 Longhorn Rd S Edwards, CO 81632</b>	<b>Listing Price: \$999,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Singletree	<b>Complex/Subdivision</b>	Berry Creek Ranch Filing #2
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3254 County/Gov't
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$295.64
<b>Year Built</b>	1991	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R015836	<b>Lot Sq Ft (approx)</b>	12632 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2900
<b>Selling Price</b>	\$962,000	<b>SP % LP</b>	96.30

**Directions** from Berry Creek Road: take right onto June Creek; take right on to Longhorn; across from Hereford Rd on right, 435 Longhorn is on left.

**Marketing Remarks** JUST REDUCED BY \$150k. A tremendous value! The perfect floor plan has been enhanced by fabulous new finishes throughout. Recent improvements include a completely new kitchen, new bathrooms, new railings, new fireplace & surround, refinished wood floors, and a new water heating system; to name a few. Breakfast nook. Family Room. Office/den. Fabulous garage. This beautiful home is set in southeast Singletree which provides quick & easy access to Edwards and Arrowhead.

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

<b>Status: Sold 09/23/14</b>	<b>Listing # 921020</b> <b>County: Eagle</b>	<b>34295 Highway 6 #202 Edwards, CO 81632-0</b>	<b>Listing Price: \$266,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Edwards Scottsville	<b>Complex/Subdivision</b>	Riverwalk Village Market Cond
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1160 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$218.10
<b>Year Built</b>	1994	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R042165	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$253,000	<b>SP % LP</b>	95.11

**Directions** Access elevator on northeast entrance to Village Market building. Exit elevator, turn right and #202 is on left.

**Marketing Remarks** Unique extra-large 1160 sq. ft. two-bedroom condo. Shares no walls with neighbors. Upgraded appliances and finishes. Great loft-style feel with lots of windows and light. Close to elevator and underground parking access. Walk to Eagle River, bike path, shops restaurants, movie theater and all Edwards has to offer! Storage unit and 2 underground parking spots. Deed restriction requires 1st offering to Riverwalk employees (30 days), then to Eagle County residents (90 days). No price restriction.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$489.81

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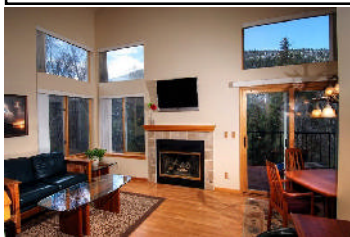
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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/10/14</b>	<b>Listing # 920354</b>	<b>34999 Highway 6 #E201 Edwards, CO 81632-0</b>	<b>Listing Price: \$409,900</b>
<b>County: Eagle</b>			



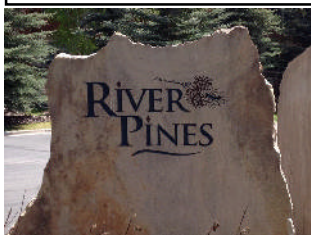
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Edwards Scottsville	<b>Complex/Subdivision</b>	The Reserve
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1649 County/Gov't
<b>Baths(FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$230.44
<b>Year Built</b>	1991	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R030108	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$380,000	<b>SP % LP</b>	92.71

**Directions** From Edwards head east on Hwy 6, left at Reserve Road, left after the bridge, E building is second on left. E201 is upstairs on left.

**Marketing Remarks** Located on the Eagle River, this Reserve residence is a must-see. Rarely on the market, this sought-after 3-bedroom residence has a bonus room off the master bedroom for an office, nursery, or workout area. Convenient location on the river in Edwards, near schools, parks, bike paths, field house, dog park and more. Walk into Edwards for dinner, movies and shopping. Enjoy the sights and sounds of rushing Eagle River on your south-facing patio. Seller is licensed Colorado real estate broker.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$425.70

<b>Status: Sold 09/08/14</b>	<b>Listing # 920456</b>	<b>60 River Pines Ct #C301 Edwards, CO 81632-0</b>	<b>Listing Price: \$425,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Edwards Scottsville	<b>Complex/Subdivision</b>	River Pines Condo
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1029 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$379.01
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R048701	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$390,000	<b>SP % LP</b>	91.76

**Directions** River Pines court to building C - closest to river and walking paths - North entrance - 3rd floor.

**Marketing Remarks** An excellent location on the top floor with elevator access, facing west for sunsets and overlooking the Eagle River to the north. This is a perfect turnkey property that is easy to rent and much desired.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$1269.00

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/30/14</b>	<b>Listing # 920942</b>	<b>225 Main Street St #R303 Edwards, CO 81632-8147</b>	<b>Listing Price: \$795,000</b>
<b>County: Eagle</b>			



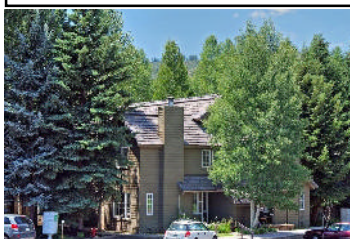
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Edwards Scottsville	<b>Complex/Subdivision</b>	Riverwalk Opal Building Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1699 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$373.75
<b>Year Built</b>	2002	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R053925	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$635,000	<b>SP % LP</b>	79.87

**Directions** Located in River Walk to the West of Brush Creek Dry Goods

**Marketing Remarks** Overlooking the Eagle River with sweeping views to the east and west! Beautifully renovated with wood floors and custom lighting and closets! Cozy outdoor deck. Convenient shopping dining, movie theater, and minutes from the ski slopes! Air-conditioned. Plus, over sized fully enclosed 2 car garage. Plus, extra common parking.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$907.39

<b>Status: Sold 09/10/14</b>	<b>Listing # 921112</b>	<b>500 Homestead Dr #10 Edwards, CO 81632-8158</b>	<b>Listing Price: \$310,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Homestead	<b>Complex/Subdivision</b>	Homestead Meadow Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1259 County/Gov't
<b>Baths(FTH)</b>	2 (1 0 1)	<b>Price / Sq Ft</b>	\$230.34
<b>Year Built</b>	1984	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R017713	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$290,000	<b>SP % LP</b>	93.55

**Directions** Homestead Drive, enter first Homestead Meadow driveway, unit #10 will be on your right.

**Marketing Remarks** Fantastic Homestead Meadow Condo end unit with 3 bedrooms, stainless steel appliances and a wood burning fireplace. Walk to the Court Club fitness center and pool, park and entertainment options of Edwards. Bright with great windows and vaulted ceilings. Easy to show.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$332.00

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/12/14	<b>Listing #</b> 919927	<b>94 Arlington Pl Edwards, CO 81632-8184</b>	<b>Listing Price:</b> \$364,900
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Homestead	<b>Complex/Subdivision</b>	Clubhouse Townhomes
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1884 County/Gov't
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$193.21
<b>Year Built</b>	1997	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R046075	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$364,000	<b>SP % LP</b>	99.75

**Directions** Edwards Village to Homestead Dr, Homestead Dr to Arlington Pl, left on Arlington Pl, follow to 94 on the left side.

**Marketing Remarks** This is a Fannie Mae HomePath property - Purchase this property for as little as 5 % down! - This property is approved for HomePath Mortgage Financing - This property is approved for HomePath Renovation Mortgage Financing - Buyer to verify HOA - Great value for this end unit Homestead townhome! This townhome offers 2 bedrooms plus loft, 2.5 bathrooms, gas fireplace, new carpeting, new interior paint, bright open floor plan & attached 2-car garage. Great location near clubhouse.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$200.00

<b>Status:</b> Sold 09/29/14	<b>Listing #</b> 917779	<b>58 Cassidy Pl Edwards, CO 81632</b>	<b>Listing Price:</b> \$789,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Homestead	<b>Complex/Subdivision</b>	Homestead 1
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3600 Builder
<b>Baths(FTH)</b>	5 (3 1 1)	<b>Price / Sq Ft</b>	\$213.61
<b>Year Built</b>	1995	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R022561	<b>Lot Sq Ft (approx)</b>	10019 ((County/Gov't))
<b>Selling Price</b>	\$769,000	<b>Lot Acres (approx)</b>	0.2300
		<b>SP % LP</b>	97.47

**Directions** Homestead Drive to Gold Dust. Left on Gold Dust, right onto Cassidy Place. Home is on the left.

**Marketing Remarks** Price reduced, move-in ready! Spacious and bright four bedroom home in desirable Homestead neighborhood with four and a half baths, two car garage, 3600+/- sq. ft., offered at a very attractive price. Mature pines and landscaping, large backyard deck, vaulted ceilings, hardwood kitchen floor and bamboo upstairs bedroom, large kitchen, dining room, breakfast area, two gas fireplaces, spacious lower level family room, abundant closets plus an additional 250 +/- sq. ft. storage space

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

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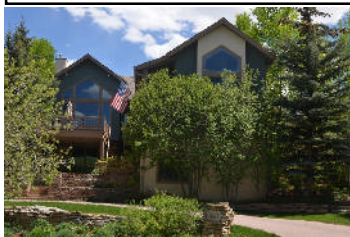
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/30/14</b>	<b>Listing # 918848</b>	<b>150 Creamery Edwards, CO 81632</b>	<b>Listing Price: \$795,000</b>
<b>County: Eagle</b>			



<b>Property Type Area</b>	Residential Homestead	<b>Property Subtype Complex/Subdivision</b>	Single Family Homestead 1
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	3398 County/Gov't
<b>Baths(FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$228.08
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R022473	<b>Lot Sq Ft (approx)</b>	16988 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.3900
<b>Selling Price</b>	\$775,000	<b>SP % LP</b>	97.48

**Directions** Homestead Drive to Right on Creamery Trail and home is on the left about half way up the road.

**Marketing Remarks** You will enjoy the wonderful views, privacy and sun from this great home! Very well thought out open floor plan with easy access to outside living and entertaining. Vaulted ceilings, Quality finished lower level with 12 foot ceilings, 2 bedroom, full bath and recreation room. Could be private lock off. Heated Driveway. Backs up to forever open space! Athletic club included. Quiet low traffic area!...

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

<b>Status: Sold 09/30/14</b>	<b>Listing # 919731</b>	<b>804 Eagle Crest Rd Edwards, CO 81632-0</b>	<b>Listing Price: \$1,495,000</b>
<b>County: Eagle</b>			



<b>Property Type Area</b>	Residential Lake Creek Valley	<b>Property Subtype Complex/Subdivision</b>	Single Family Lake Creek Meadows
<b>Beds</b>	6	<b>Sq Ft (approx)</b>	3339 County/Gov't
<b>Baths(FTH)</b>	4 (4 0 0)	<b>Price / Sq Ft</b>	\$405.81
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R014113	<b>Lot Sq Ft (approx)</b>	3 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0001
<b>Selling Price</b>	\$1,355,000	<b>SP % LP</b>	90.64

**Directions** head west on Hywy 6 from Edwards. Turn left onto Lake Creek Road bearing right and then left onto Eagle Crest. Home is last one on the left.

**Marketing Remarks** Enjoy unparalleled privacy and spectacular views in this single family home located on 2.5 acres of wooded land in Lake Creek Valley. This home features a remodeled kitchen with a huge deck overlooking panoramic views. The main home boasts four bedrooms and four bathrooms and includes a 2 bedroom, 2 bathroom guest house.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/12/14	<b>Listing #</b> 921338	<b>24 Kimberwick Way Edwards, CO 81632-6390</b>	<b>Listing Price:</b> \$1,695,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Cordillera	<b>Complex/Subdivision</b>	Cordillera F37-summit Greens
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	5561 County/Gov't
<b>Baths(FTH)</b>	6 (5 0 1)	<b>Price / Sq Ft</b>	\$274.23
<b>Year Built</b>	2002	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R051981		<b>Lot Sq Ft (approx)</b>	1 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0000
<b>Selling Price</b>	\$1,525,000	<b>SP % LP</b>	89.97

**Directions** Drive to Summit in Cordillera, Turn left at the stop sign, home is the 2nd one of the left.

**Marketing Remarks** Some of the best views in the valley. Stunning Immaculate home that is walking distance to the summit clubhouse and restaurant. Tons of space for the price.

**Assoc/HOA Frequency** Yearly **Assoc/HOA Fee** \$2500.00

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 917766	<b>1550 Cordillera Way Edwards, CO 81632</b>	<b>Listing Price:</b> \$1,850,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Cordillera	<b>Complex/Subdivision</b>	Cordillera F1 & 2 - Divide Lod
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	5148 County/Gov't
<b>Baths(FTH)</b>	6 (2 2 2)	<b>Price / Sq Ft</b>	\$318.57
<b>Year Built</b>	2004	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R031540		<b>Lot Sq Ft (approx)</b>	88427 ((County/Gov't))
		<b>Lot Acres (approx)</b>	2.0300
<b>Selling Price</b>	\$1,640,000	<b>SP % LP</b>	88.65

**Directions** From Highway 6, take Squaw Creek Road 2 miles to Cordillera Divide gate. Go through gate on Cordillera Way 1.5 miles. Home will be on your right.

**Marketing Remarks** Beautifully crafted custom home offered below replacement cost. The finest finishes, fixtures, windows, cabinetry and flooring. Abundant Mtn Vistas! Timeless design and appeal. Can support both contemporary tastes or traditional/European. Beautifully scaled floor plan offering inviting, intimate yet gracious living and entertaining. Superb and abundant custom lighting-every light switch is labeled. Gourmet kitchen to revel in, with Wolf range etc., even dumb waiter in pantry. A true joy to own!

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/29/14	<b>Listing #</b> 920877	<b>369 Peregrine Dr Edwards, CO 81632</b>	<b>Listing Price:</b> \$1,990,000
<b>County:</b> Eagle			



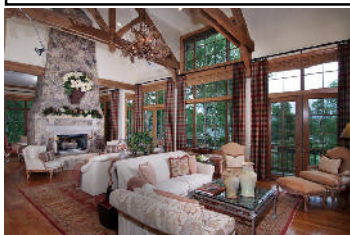
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Cordillera	<b>Complex/Subdivision</b>	Cordillera F17 - Red Draw 2 H
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	6365 County/Gov't
<b>Baths(FTH)</b>	5 (2 2 1)	<b>Price / Sq Ft</b>	\$274.94
<b>Year Built</b>	1997	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R041530		<b>Lot Sq Ft (approx)</b>	1 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0000
<b>Selling Price</b>	\$1,750,000	<b>SP % LP</b>	87.94

**Directions** Take Fenno Drive to right on Red Draw and first left on Peregrine. 369 is the last driveway on the left.

**Marketing Remarks** This stunning log home has a true mountain feel with handcrafted finishes, vaulted ceilings, floor to ceiling river rock fireplace and beautiful western views. The home is set on a private 1.4 acre treed property and is adjacent to open space, wildlife corridors and wonderful hiking trails. A secondary guest cabin with living area, fireplace, full kitchen and sleeping loft make for a private retreat. Rare five car garage and abundant storage. This property is truly unique in every way.

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

<b>Status:</b> Sold 09/15/14	<b>Listing #</b> 920023	<b>273 Bearden Rd Edwards, CO 81632</b>	<b>Listing Price:</b> \$2,195,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Cordillera	<b>Complex/Subdivision</b>	Cordillera F24 - Elk Rdg-bearc
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	4369 County/Gov't
<b>Baths(FTH)</b>	5 (3 1 1)	<b>Price / Sq Ft</b>	\$457.77
<b>Year Built</b>	1997	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R044054		<b>Lot Sq Ft (approx)</b>	92782 ((County/Gov't))
		<b>Lot Acres (approx)</b>	2.1300
<b>Selling Price</b>	\$2,000,000	<b>SP % LP</b>	91.12

**Directions** Through the gates of The Ranch at Cordillera, take your first sleft and then left again into Bearden Meadows. Proceed straight past the ponds and the home will be on the left with a stone marker at the beginning of the driveway.

**Marketing Remarks** Appealing to the discriminating buyer, 273 Bearden Road is set on a spectacular homesite on The Ranch, minutes from the front gates and nestled in the aspens with big winter views of the Gore Range. The residence is set back off the road, accessible by a winding drive that moves through gorgeous, landscaped grounds.

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

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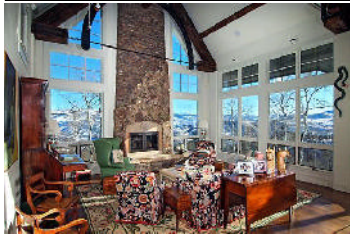
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 919298	<b>431 Black Bear Trail Edwards, CO 81632-6095</b>	<b>Listing Price:</b> \$2,275,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Cordillera	<b>Complex/Subdivision</b>	Cordillera F17 - Red Draw 2 H
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	5223 County/Gov't
<b>Baths(FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$414.13
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R041543		<b>Lot Sq Ft (approx)</b>	50965 ((County/Gov't))
		<b>Lot Acres (approx)</b>	1.1700
<b>Selling Price</b>	\$2,163,000	<b>SP % LP</b>	95.08

**Directions** Fenno Drive to a left on Black Bear Trail. House is close to the end on left.

**Marketing Remarks** A unique residence in a spectacular setting. Unobstructed Gore Range views from a beautifully crafted custom home that brings together elegance and rustic charm. Four bedrooms plus a study and wonderful outdoor living in the trees.

**Assoc/HOA Frequency** Yearly **Assoc/HOA Fee** \$2600.00

<b>Status:</b> Sold 09/15/14	<b>Listing #</b> V320977	<b>757 Copper Spur Rd Mccoy, CO 80463</b>	<b>Listing Price:</b> \$225,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	NW Eagle County McCo	<b>Complex/Subdivision</b>	Metes & Bounds
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	910 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$230.77
<b>Year Built</b>	1977	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> 031125		<b>Lot Sq Ft (approx)</b>	108900 ((County/Gov't))
		<b>Lot Acres (approx)</b>	2.5000
<b>Selling Price</b>	\$210,000	<b>SP % LP</b>	93.33

**Directions** I-70 To Wolcott, Hwy 131 N To Copper Spur Rd. Right Onto Copper Spur Rd, Property Is Apx 0.7 Miles On The Left. Look For Tbb Red Kw Sign.

**Marketing Remarks** 2.5 Acres, Blm On 3 Sides-hunting & Hiking Out The Door! Private Country Feel W/ Easy Year-round Access (County Maintained Rd). Sunny, Good Views, Trees, Yarmony Creek. Updated 2 Bedroom Mobile Home Will Make It Comfortable & Habitable, But Will Leave Room For New Buyer To Finish Cosmetic Details. Well & Septic In Place; Spring Water Rights Piped To Property. Horses Ok, Zoned Resource.

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

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

Page 1

Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/04/14	<b>Listing #</b> 917350	<b>1720 Montgomerie Cir Eagle, CO 81631</b>	<b>Listing Price:</b> \$335,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Eagle	<b>Complex/Subdivision</b>	Brush Creek Village
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1717 Seller
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$196.56
<b>Year Built</b>	2013	<b>Ranch</b>	No
<b>Schedule # (Tax ID</b>	NEW OR UNDER CONSTRUC	<b>Lot Sq Ft (approx)</b>	3049 ((Seller))
		<b>Lot Acres (approx)</b>	0.0700
<b>Selling Price</b>	\$337,500	<b>SP % LP</b>	100.75

**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 summer 2014.

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

<b>Status:</b> Sold 09/16/14	<b>Listing #</b> 917348	<b>1632 Montgomerie Cir Eagle, CO 81631</b>	<b>Listing Price:</b> \$341,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Eagle	<b>Complex/Subdivision</b>	Brush Creek Village
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1739 Seller
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$196.09
<b>Year Built</b>	2013	<b>Ranch</b>	No
<b>Schedule # (Tax ID</b>	NEW OR UNDER CONSTRUC	<b>Lot Sq Ft (approx)</b>	3049 ((Seller))
		<b>Lot Acres (approx)</b>	0.0700
<b>Selling Price</b>	\$341,000	<b>SP % LP</b>	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, Sunny & bright end-unit townhome with 3-bedrooms and 2.5 baths, high-end finishes and an ideal setting. Right in your backyard is the common area park for all to play while enjoying the two large patios. Inside there are amazing westerly views from the living room and master suite. Ample storage with a 1-car attached garage. Expected completion date of summer 2014.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 917346	<b>957 Montgomerie Cir Eagle, CO 81631</b>	<b>Listing Price:</b> \$345,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Eagle	<b>Complex/Subdivision</b>	Brush Creek Village
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1739 Appraiser
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$198.39
<b>Year Built</b>	2013	<b>Ranch</b>	No
<b>Schedule # (Tax ID</b>	NEW OR UNDER CONSTRUC	<b>Lot Sq Ft (approx)</b>	3049 ((Seller))
		<b>Lot Acres (approx)</b>	0.0700
<b>Selling Price</b>	\$345,000	<b>SP % LP</b>	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** New construction ideally located in the desirable Brush Creek Village community. This bright and open floorplan with designer finishes combined with the close proximity to all of the amenities Eagle offers its active residents, creates the setting for your dream lifestyle . The lower level presents 700 sq. ft. of unfinished space to add a recreation room, additional bedroom and another full bathroom. Expected completion date of March 2014.

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

<b>Status:</b> Sold 09/26/14	<b>Listing #</b> 920417	<b>314 Golden Eagle Rd Eagle, CO 81631-0</b>	<b>Listing Price:</b> \$375,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Eagle	<b>Complex/Subdivision</b>	Terrace 2 The
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2550 County/Gov't
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$142.16
<b>Year Built</b>	1994	<b>Ranch</b>	No
<b>Schedule # (Tax ID</b>	R040034	<b>Lot Sq Ft (approx)</b>	9148 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2100
<b>Selling Price</b>	\$362,500	<b>SP % LP</b>	96.67

**Directions** Eagle. From Chambers Ave roundabout, take left on Capitol St. left on Brush Creek Rd. Left again at Brush Creek Terrace, left on Golden Eagle. House on right.

**Marketing Remarks** Create your family memories here! Many decks to take in the views from this great Terrace home. The functional kitchen opens to the dining and great room and the main level master offers a convenient location. Other bedrooms offer privacy and your pets will love the fenced yard.

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



# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/09/14	<b>Listing #</b> 920289 <b>County:</b> Eagle	<b>350 Founders Avenue Ave #F101 Eagle, CO 81631</b>	<b>Listing Price:</b> \$189,000
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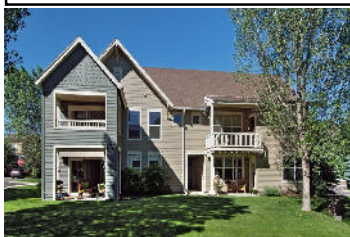
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	West Village Condominiums
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	924 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$204.55
<b>Year Built</b>	2003	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R055637	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$189,000	<b>SP % LP</b>	100.00

**Directions** From Eagle & Hwy. 6 round-about, left on Capitol Street into Eagle Ranch. Right on Founders Ave. at Dusty Boot. West Village is on Left. Take 2nd driveway between Buildings D and B. Building F is on left at the end of parking area.

**Marketing Remarks** Immaculate and in like-new condition, this locals only condo has beautiful wood flooring (synthetic), Kohler fixtures and wood style blinds. Ground level with patio overlooking grassy common space.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$279.06

<b>Status:</b> Sold 09/08/14	<b>Listing #</b> 920805 <b>County:</b> Eagle	<b>530 Founders Ave #E201 Eagle, CO 81631</b>	<b>Listing Price:</b> \$189,000
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Founders Place Condominium
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	908 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$208.15
<b>Year Built</b>	2001	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R052961	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$189,000	<b>SP % LP</b>	100.00

**Directions** Take Capitol Street into Eagle Ranch. Turn left at the Dusty Boot on Founders Ave. Turn right just past MacDonald Street into parking area. Bldg. E is last on Left. Unit 201 is at the top of the stairs on right.

**Marketing Remarks** Desirable top floor location with covered deck, ample storage and views over green space. Lots of windows and sunshine, open floor plan. Beautiful kitchen with new refrigerator, tile backsplash, custom wall colors throughout, hardwood-like flooring and lush carpeted bedrooms. Walk to Village with restaurants, theater and much more. Bike path just across the street. Elementary school and medical center close by. DEED RESTRICTED to permanent residents. Investor rentals not allowed.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$265.00

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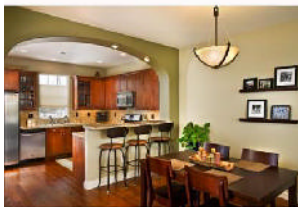
# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/26/14	<b>Listing #</b> 920255	<b>30 Pearch St Eagle, CO 81631</b>	<b>Listing Price:</b> \$299,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Frontgate
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1410 County/Gov't
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$205.67
<b>Year Built</b>	2006	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R059668	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$290,000	<b>SP % LP</b>	96.99

**Directions** Eagle Exit 147, left on Eby Creek Rd, at roundabout take immediate right onto Hwy 6. Proceed to next roundabout and take 3rd right onto Sylvan Lake Rd, left on Pearch St. Home is on the left.

**Marketing Remarks** Impressive, open floorplan complimented by beautiful finishes, spacious rooms with private baths, including a steam shower in the master. With HOA managed exterior, this adorable home is ideal for those that appreciate the convenience of low maintenance living.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$208.65

<b>Status:</b> Sold 09/29/14 (Sales Contingency)	<b>Listing #</b> 920832	<b>50 MacDonald St Eagle, CO 81631-0</b>	<b>Listing Price:</b> \$309,950
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Macdonald Street Townhomes
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1809 County/Gov't
<b>Baths(FTH)</b>	4 (2 1 1)	<b>Price / Sq Ft</b>	\$169.71
<b>Year Built</b>	2002	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R054588	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$307,000	<b>SP % LP</b>	99.05

**Directions** To Eagle Ranch, Sylvan Rd. Left on MacDonald Street -- 2nd on right.

**Marketing Remarks** Cute 3 bedroom townhome in central location within the Eagle Ranch community. Easy walk to schools or commercial district.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$240.00

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/15/14	<b>Listing #</b> 920455	<b>9 Macdonald St Eagle, CO 81631-0</b>	<b>Listing Price:</b> \$319,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Macdonald Street Townhomes
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1812 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$172.46
<b>Year Built</b>	2001	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R053067		<b>Lot Sq Ft (approx)</b>	1742 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0400
<b>Selling Price</b>	\$312,500	<b>SP % LP</b>	97.96

**Directions** MacDonald Townhomes. Sylvan lake rd to MacDonald left home is near the end of the block on the left

**Marketing Remarks** Great townhome close to eagle ranch amenities. Yard and a one car garage. Two bedrooms upstairs and one in the basement. Family room in the basement. Appliances stay

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$212.00

<b>Status:</b> Sold 09/05/14	<b>Listing #</b> 921344	<b>408 Founders Ave Eagle, CO 81631</b>	<b>Listing Price:</b> \$397,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Gambel Street
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2553 County/Gov't
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$144.54
<b>Year Built</b>	2005	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R058364		<b>Lot Sq Ft (approx)</b>	2526 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0580
<b>Selling Price</b>	\$369,000	<b>SP % LP</b>	92.95

**Directions** From Sylvan Lake Road, turn left on Gambel Street. Turn left on Founders Ave. Home will be on your left.

**Marketing Remarks** All the space you need without the headaches of single family ownership! This 4 bedroom, 3.5 bath Gambel Street Townhome consists of 2,553 square feet of perfect living space. Master and two more bedrooms upstairs. This unit has the largest deck of any Gambel Street TH with crazy good views of Castle Peak and the Brush Creek Valley. Large living room and kitchen on the main floor. Lower level has a perfect family/media room as well as another bedroom and full bath. Attached 1-car garage as well!

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$288.00

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/17/14	<b>Listing #</b> 919620	<b>30 Eagle Ranch Rd Eagle, CO 81631-0</b>	<b>Listing Price:</b> \$519,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Eagle Ranch
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	4198 County/Gov't
<b>Baths(FTH)</b>	4 (2 1 1)	<b>Price / Sq Ft</b>	\$119.10
<b>Year Built</b>	2003	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R050219		<b>Lot Sq Ft (approx)</b>	8059 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1850
<b>Selling Price</b>	\$500,000	<b>SP % LP</b>	96.34

**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 Left on Eagle Ranch Rd. The house will be on your right.

**Marketing Remarks** One of the nicest Village Homes on a fantastic corner lot with a wrap-around front porch, an amazing back deck, deck-height hot tub, an attached 3-car garage, & great yard. The main floor boasts a remodeled kitchen; cozy breakfast nook; 3-sided fireplace; great room; dining room; and master bedroom. Two perfect bedrooms with a study nook and jack-n-jill bath upstairs. Huge family room & two more bedrooms in the lower level. Walking distance to all of Eagle Ranch & access to 22 miles of paths!

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

<b>Status:</b> Sold 09/24/14	<b>Listing #</b> 921224	<b>18 Horton St Eagle, CO 81631-0</b>	<b>Listing Price:</b> \$579,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Eagle Ranch Filing 16
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3913 Seller
<b>Baths(FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$147.97
<b>Year Built</b>	2006	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R055864		<b>Lot Sq Ft (approx)</b>	9757 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2240
<b>Selling Price</b>	\$579,000	<b>SP % LP</b>	100.00

**Directions** Eagle Ranch Road, first right on to Horton Street. This home is first home on the right side.

**Marketing Remarks** Great family home that is a short walk to Brush Creek Elementary School. Fenced backyard, big mountain views, main floor master bedroom.

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

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/09/14	<b>Listing #</b> 921202	<b>200 Palmer Loop Eagle, CO 81631</b>	<b>Listing Price:</b> \$629,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Aidans Meadow
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2832 County/Gov't
<b>Baths(FTH)</b>	4 (3 1 0)	<b>Price / Sq Ft</b>	\$222.50
<b>Year Built</b>	2007	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R057531		<b>Lot Sq Ft (approx)</b>	14767 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.3390
<b>Selling Price</b>	\$630,114	<b>SP % LP</b>	100.18

**Directions** From Sylvan Lake Rd, turn right on Eagle Ranch Rd. Turn left on Palmer Loop. Home will be on your right just before the stop sign.

**Marketing Remarks** The most popular floor plan in Aidan's Meadow, called The Spruce, on one of the best lots in the subdivision! The front & back yards are both amazing. Main floor master as well as second bedroom on the main floor. Two bedrooms, each with their own bathrooms, on the upper level. HUGE unfinished walk-out basement should you need room to expand. Mature landscaping with wonderful views of both Castle Peak & Sawatch Range. Upgrades throughout including slab granite and custom kitchen command center!

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$80.00

<b>Status:</b> Sold 09/15/14	<b>Listing #</b> 919080	<b>11 Haystacker Dr Eagle, CO 81631</b>	<b>Listing Price:</b> \$799,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Eagle Ranch	<b>Complex/Subdivision</b>	Eagle Ranch
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	4391 County/Gov't
<b>Baths(FTH)</b>	4 (4 0 0)	<b>Price / Sq Ft</b>	\$170.80
<b>Year Built</b>	2003	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R050053		<b>Lot Sq Ft (approx)</b>	21780 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.5000
<b>Selling Price</b>	\$750,000	<b>SP % LP</b>	93.87

**Directions** Sylvan Lake Rd to Eagle Ranch Rd, south on Eagle Ranch Rd to Haystacker, left on Haystacker, follow to 11 on right hand side

**Marketing Remarks** Desirable single-family home located on the 7th tee of the Eagle Ranch Golf Course. Quality is evident everywhere in this custom Scott Turnipseed designed and built home, from the interior finishes all the way to the landscaping. A spectacular location, views, and floorplan makes for the perfect combination. This home lives perfectly for the local family or as a second home. A must see.

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

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/09/14</b>	<b>Listing # 919975</b>	<b>1 Main St Eagle, CO 81631-0</b>	<b>Listing Price: \$219,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Brush Creek not Eagl	<b>Complex/Subdivision</b>	Fulford
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	900 County/Gov't
<b>Baths(FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$206.94
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R049225	<b>Lot Sq Ft (approx)</b>	18731 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.4300
<b>Selling Price</b>	\$186,250	<b>SP % LP</b>	85.05

**Directions** Brush Creek Rd To East Brush Creek Rd To Yoeman Park On To Town Of Fulford

**Marketing Remarks** Charming Lodgepole Log Cabin in the Historic Unincorporated Town of Fulford. Back Country Paradise 40 Minutes From Eagle. Perfect For That Weekend Cabin Getaway That's Close To Town.Back County Access For Hiking, Biking, Hunting, Snowmobiling. Must See To Appreciate The Peaceful Setting.

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

<b>Status: Sold 09/22/14</b>	<b>Listing # 921332</b>	<b>676 Lost Lane Pl Gypsum, CO 81637-0</b>	<b>Listing Price: \$195,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Lost Lane
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1540 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$133.12
<b>Year Built</b>	2002	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R023877	<b>Lot Sq Ft (approx)</b>	9148 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2100
<b>Selling Price</b>	\$205,000	<b>SP % LP</b>	105.13

**Directions** From I-70 take the Gypsum Exit. Head south on hwy 6. At the roundabout take the 2nd exit, take a sharp right on Eagle Street, left onto Lost Lane. Home is on the Right.

**Marketing Remarks** Great starter home! This 3 bedroom home features hardwood floors, new paint and a spacious fenced yard. Plenty of room to park your vehicles and toys.

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

October 2014

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/05/14</b>	<b>Listing # 919104</b>	<b>120 Beacon Rd Gypsum, CO 81637</b>	<b>Listing Price: \$235,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Bertoch Subdivision 4
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2788 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$78.91
<b>Year Built</b>	1995	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R022841	<b>Lot Sq Ft (approx)</b>	8930 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2050
<b>Selling Price</b>	\$220,000	<b>SP % LP</b>	93.62

**Directions** Hwy 6 to Eagle St. Left on Second St. Right on Beacon street, house is on the right (sale sign on yard)  
**Marketing Remarks** Do not miss this excellent 3 bedrooms 2 bathrooms, finished basement, two car garage and large back yard single family. Call today!

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

<b>Status: Sold 09/08/14</b>	<b>Listing # 920855</b>	<b>439 Porphyry Rd Gypsum, CO 81637-0</b>	<b>Listing Price: \$315,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Eagle River Estates
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1469 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$207.28
<b>Year Built</b>	1994	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R023932	<b>Lot Sq Ft (approx)</b>	12197 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2800
<b>Selling Price</b>	\$304,500	<b>SP % LP</b>	96.67

**Directions** Hwy 6 West to Riverview, Right on Porphyry and house is down around corner on the right, turn onto Park View Lane to get to driveway.  
**Marketing Remarks** Reduced & Transfer Tax Paid by Seller if close by Sept 10th. Corner lot next to park with lots of parking outside of the 2 car garage, No HOA, large fenced yard, open floor plan with pellet stove, ceiling fans and large private deck. Great starter home with 3 bedrooms and 2 baths, plus did I mention the large fenced yard.

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

October 2014

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/03/14	<b>Listing #</b> 920628	<b>153 Spring Cir Gypsum, CO 81637</b>	<b>Listing Price:</b> \$295,000
<b>County:</b> Eagle			



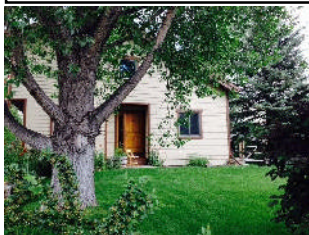
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Bertoch Subdivision 3
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	2688 County/Gov't
<b>Baths(FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$115.33
<b>Year Built</b>	1992	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R016904	<b>Lot Sq Ft (approx)</b>	9148 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2100
<b>Selling Price</b>	\$310,000	<b>SP % LP</b>	105.08

**Directions** Hwy 6 to Eagle Street (west) to 2nd St right to Spring Circle (second entrance) turn right home is on the right.

**Marketing Remarks** Wonderful five bedroom home with newer appliances and a huge yard. Eat in kitchen, with deck overlooking the big yard. Master suite with five piece bath. Downstairs you will find two more bedrooms a huge laundry storage area and a big family room.

<b>Assoc/HOA Frequency</b>	<b>Assoc/HOA Fee</b> \$0.00
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<b>Status:</b> Sold 09/30/14	<b>Listing #</b> 921380	<b>424 Porphyry Rd Gypsum, CO 81637</b>	<b>Listing Price:</b> \$334,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Eagle River Estates
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1466 Appraiser
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$215.55
<b>Year Built</b>	1991	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R023966	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$316,000	<b>SP % LP</b>	94.61

**Directions** Take Gypsum Exit off I-70 go through 1st Gypsum Round-a-bout and turn right (or left if coming from Hwy 6) into Eagle River Estates, follow to Porphyry and turn left, follow around to Property and look for Gateway RE Sign.

**Marketing Remarks** A+ location within Eagle River Estates, this single family home is of quality construction and in mint-condition with new carpet, new exterior paint, a perfect landscaped and fully irrigated yard front, side & back including drip systems for gardens. Features a Master Bedroom on the main level or upper level, your choice! Nicely sized secondary bedrooms. A larger 1-car garage has windows and a side door and provides great storage in addition to parking. Steps to Park & Playground & River!

<b>Assoc/HOA Frequency</b>	<b>Assoc/HOA Fee</b> \$0.00
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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status: Sold 09/23/14</b>	<b>Listing # 921313</b>	<b>305 Price Pl Gypsum, CO 81637-0</b>	<b>Listing Price: \$329,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Willowstone Sub
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1460 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$225.00
<b>Year Built</b>	2002	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R045746	<b>Lot Sq Ft (approx)</b>	14810 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.3400
<b>Selling Price</b>	\$328,500	<b>SP % LP</b>	99.85

**Directions** From roundabout in Gypsum, go west on HWY 6, (L) on River View, (R) on Porphyry, (R) on Price. Take bridge across river. Property on (L) near end of cul-de-sac.

**Marketing Remarks** Well-priced single family home on cul-de-sac street backing to BLM. Located in popular Willowstone neighborhood with river access and fisherman's easements located throughout the subdivision. Enjoy living in the banana belt of Eagle County with mild winter temperatures and extended growing season. Perfect for burgeoning gardener or backyard barbecue enthusiast. Convenient one-level living with privacy and seclusion. Your backyard sanctuary bordering woods and Eagle River riparian landscape!

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$45.00

<b>Status: Sold 09/09/14</b>	<b>Listing # 921272</b>	<b>140 River View Rd Gypsum, CO 81637-0</b>	<b>Listing Price: \$365,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Eagle River Estates
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	3054 County/Gov't
<b>Baths(FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$117.88
<b>Year Built</b>	1983	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R024021	<b>Lot Sq Ft (approx)</b>	12632 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2900
<b>Selling Price</b>	\$360,000	<b>SP % LP</b>	98.63

**Directions** From Gypsum Exit take Hwy 6 south. Take a right on Riverview. The home is on the right.

**Marketing Remarks** Make your move! The home offers plenty of space for your family with room to grow. The main level master bedroom offers convenience and the finished basement is perfect for kids with a play room and homework area. The spacious fenced back yard with tiered decks makes it a wonderful place for family fun and summer parties! Don't miss out!

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

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# Client Summary Report

Listings as of 10/02/14 at 10:49am

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/17/14	<b>Listing #</b> 921075	<b>111 Cochise Dr Gypsum, CO 81637-0</b>	<b>Listing Price:</b> \$399,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Buckhorn Valley Pud
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	3111 County/Gov't
<b>Baths(FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$124.40
<b>Year Built</b>	2005	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R057169	<b>Lot Sq Ft (approx)</b>	7492 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1720
<b>Selling Price</b>	\$387,000	<b>SP % LP</b>	96.99

**Directions** From Eagle, head west on Highway 6. Turn left on Cooley Mesa Rd. Turn left of Navajo Drive. Turn left on Cochise Drive. Home will be on your right.

**Marketing Remarks** Gorgeous home in Buckhorn Valley. Immaculate 5 bedroom 2 bathroom home with a finished lower level and the potential to add an additional bathroom. The quaint fenced in back yard with mature landscaping allows for a peaceful escape. The exterior of the home was painted last summer. Walking distance to park and soccer field. Just minutes from the airport, Costco, hiking and biking trails. This home checks all the boxes. Don't miss out!!!

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$172.50

<b>Status:</b> Sold 09/12/14	<b>Listing #</b> 920958	<b>41 Custer Ct Gypsum, CO 81637</b>	<b>Listing Price:</b> \$399,500
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Buckhorn Valley Pud
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	1964 Builder
<b>Baths(FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$201.12
<b>Year Built</b>	2012	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R059581	<b>Lot Sq Ft (approx)</b>	9104 ((Plat))
		<b>Lot Acres (approx)</b>	0.2090
<b>Selling Price</b>	\$395,000	<b>SP % LP</b>	98.87

**Directions** West On Highway 6, Left On Cooley Mesa, Left On Buckhorn Valley Blvd, 3rd right onto Custer Court

**Marketing Remarks** End of cul de sac location with new slab granite in kitchen, new flooring throughout. Buyer may choose color of new carpet. Gas fireplace in LR with vaulted ceilings. Main level Master and bath with laundry area. Basement is insulated and heated including plumbing for 4th bath.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$96.50

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# Client Summary Report

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/16/14	<b>Listing #</b> 919530	<b>3 Open Sky Cir Gypsum, CO 81637</b>	<b>Listing Price:</b> \$399,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Cotton Ranch	<b>Complex/Subdivision</b>	Sky Legend F1
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1971 County/Gov't
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$197.87
<b>Year Built</b>	2006	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R057339		<b>Lot Sq Ft (approx)</b>	8233 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1890
<b>Selling Price</b>	\$390,000	<b>SP % LP</b>	97.74

**Directions** Gypsum Creek Road, Right on Cotton Ranch Drive, Pass the clubhouse, go up the hill to Sky Legend, 1st right onto Open Sky, 1st house on the right.

**Marketing Remarks** Located up high in Sky Legend with fantastic views, this beautifully finished, private home has a main floor master bedroom, granite slab countertops, new Ruggs Benedict carpet installed in February, new range in November, central A/C, gas fireplace and every upgrade you would expect. The back yard has a stone patio with sod and an irrigation system with tons of privacy. This home shows really well and you won't want to miss it. Washer / Dryer & all window treatments included.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$175.00

<b>Status:</b> Sold 09/15/14	<b>Listing #</b> 918292	<b>21 ridgeline Dr Gypsum, CO 81637</b>	<b>Listing Price:</b> \$477,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Cotton Ranch	<b>Complex/Subdivision</b>	Sky Legend F2
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2103 Builder
<b>Baths(FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$223.49
<b>Year Built</b>	2013	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> NEW OR UNDER CONSTRUC		<b>Lot Sq Ft (approx)</b>	34151 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.7840
<b>Selling Price</b>	\$470,000	<b>SP % LP</b>	98.53

**Directions** valley road to cotton ranch drive. take cotton ranch drive to south legend drive and turn left. Left on ridgeline. Home will be on the right.

**Marketing Remarks** This three bedroom plus loft/office home is situated on one of the most dramatic lots in Sky Legend. You will love the huge windows and bright open floor plan. Overlooking the golf course, and perched high on the mesa, this home offers panoramic views across the valley. The living room and kitchen are perfect for entertaining, and you'll love the main floor master in this model as well. Interior finished pics are of the same floor plan model home for representative purposes.

**Assoc/HOA Frequency** Yearly **Assoc/HOA Fee** \$650.00

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Property Type: Residential Status: Sold (9/1/2014 to 9/30/2014)

<b>Status:</b> Sold 09/05/14	<b>Listing #</b> 920488	<b>1807 Four Seasons Blvd Leadville, CO 80461</b>	<b>Listing Price:</b> \$172,500
<b>County:</b> Lake			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Out of County Proper	<b>Complex/Subdivision</b>	Other
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1472 County/Gov't
<b>Baths(FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$112.09
<b>Year Built</b>	1982	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	10227310	<b>Lot Sq Ft (approx)</b>	22216 ((County/Gov't))
<b>Selling Price</b>	\$165,000	<b>Lot Acres (approx)</b>	0.5100
		<b>SP % LP</b>	95.65

**Directions** West on Mt View Drive by Safeway to Four Seasons Blvd. Left on Four Seasons Blvd. House will be towards the end on the Right.

**Marketing Remarks** The perfect home to entertain family and friends. This comfortable open floor plan has pergo floors and new paint throughout. Come home and relax in front of the gas fireplace after a long day outdoors! Fall asleep to birds and rustling trees in your large master suite sanctuary. This home is on a large lot with room for garage. Has a large back deck and basement storage area. An incredible mountain home for your vacation or full time residence! Close to world class skiing, fishing and golfing!

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$25.00

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