

# Market Conditions (Snapshot) Summary Report

Printed On: 02/03/2015 10:56 am

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Search Criteria: Property Type Residential County Eagle Status Sold (1/1/2015 to 1/31/2015)

Inventory Analysis	Prior 7 - 12 Months (02/03/2014-08/04/2014)	Prior 4 - 6 Months (08/05/2014-11/03/2014)	Current - 3 Months (11/04/2014-02/03/2015)
Total # of Comparable Sales (Settled)	0	0	60
Absorption Rate (Total Sales/Months)	0.00	0.00	20.00
Total # of Comparable Active Listings ♦	23	39	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	954,000
Median Comparable Sales Days on Market	0	0	75
Median Comparable List Price (All)	1,290,000	1,095,000	997,500
Median Comparable Listings Days on Market (All)	215	156	75
Median Sale Price / Median List Price %	0.00%	0.00%	95.54%

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

## Notes:

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

Presented By: Andrew D Purdy / Independence Realty & Property

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

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U.S. Patent 6,910,045

# Sold Listings

Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

Property Type: RESIDENTIAL

MLS#	Status	Type	List Price	Sell Price	\$/SqFt	Sold Date	Address	Subdivision	Unit#	BR	BA	SqFt	ADOM/DOM
922092	S	CONDO	\$380,000	\$373,000	\$431.71	01/05/15	4560 Vail Racquet Club Drive Dr	Vail Racquet Club Condos	1-5	2	2	864	325/358
922087	S	CONDO	\$439,000	\$429,000	\$401.69	01/26/15	5020 Main Gore Pl	Vail East Townhouse Condos	3	3	3	1068	7/55
922171	S	CONDO	\$869,000	\$850,000	\$530.59	01/29/15	4682 Meadow Dr	Mountain Meadows Condo	F22	3	3	1602	10/46
916266	S	DUPLX	\$2,999,000	\$2,837,500	\$526.34	01/22/15	3807 Lupine Dr	Bighorn Second		5	6	5391	738/763
920654	S	DUPLX	\$1,225,000	\$1,100,000	\$442.48	01/29/15	2925 Manns Ranch Rd	Booth-vail Duplex	B	4	4	2486	135/238
922033	S	CONDO	\$1,325,000	\$1,250,000	\$1,324.15	01/15/15	413 Gore Creek Dr	Vail Trails Chalet	4	2	2	944	16/43
921652	S	CONDO	\$2,095,000	\$2,000,000	\$1,597.44	01/14/15	62 Meadow Drive Dr	Talisman Condo	202	2	3	1252	6/103
921525	S	CONDO	\$2,200,000	\$2,025,000	\$1,608.42	01/15/15	356 Hanson Ranch Rd	Chateau Christian	320	2	3	1259	448/510
V322290	S	CONDO	\$2,650,000	\$2,450,000	\$1,285.41	01/10/15	1 Vail Rd	Four Seasons Resort Vail Private Residen	8203	1	2	1906	1375/1502
918959	S	CONDO	\$2,850,000	\$2,740,000	\$1,884.46	01/29/15	174 Gore Creek Dr	The Lodge Apt Condo	360	3	3	1454	375/432
916753	S	CONDO	\$885,000	\$850,000	\$910.06	01/07/15	635 Lionshead Pl	Lion Square North	394	1	2	934	1133/1163
920240	S	CONDO	\$1,449,000	\$1,250,000	\$809.06	01/30/15	548 Frontage Rd	Westwind	305	3	3	1545	220/251
921404	S	CONDO	\$1,650,000	\$1,550,000	\$1,447.25	01/13/15	452 Lionshead Cir	Treetops Condo	2D	2	2	1071	103/124
922020	S	CONDO	\$1,795,000	\$1,700,000	\$927.95	01/21/15	548 Frontage Rd	Westwind	404	4	3	1832	19/58
920816	S	CONDO	\$3,750,000	\$3,330,000	\$1,508.15	01/16/15	728 West Lionshead Cir	Ritz Carlton Residences	512	3	3	2208	169/212
921739	S	CONDO	\$625,000	\$625,000	\$431.33	01/15/15	945 Red Sandstone Rd	Sandstone Park Condos	B5	3	3	1449	31/93
921650	S	DUPLX	\$920,000	\$875,000	\$383.10	01/15/15	1170 Casolar Del Norte Dr	Casolar Vail	B	3	3	2284	53/111
920803	S	SINGFM	\$2,900,000	\$2,650,000	\$640.56	01/15/15	1730 Buffehr Creek Rd	Lia Zneimer Sub		5	6	4137	173/212
921487	S	DUPLX	\$1,975,000	\$1,800,000	\$414.94	01/12/15	2310 Sequoia Dr	Highland Meadows		6	6	4338	88/136
921025	S	CONDO	\$559,500	\$538,500	\$406.72	01/27/15	2958 Frontage Rd	Interlochen Condo	C3	3	2	1324	156/211
921027	S	TOWNHM	\$599,000	\$575,000	\$313.18	01/20/15	3002 Frontage Rd	Flussheim Townhome		4	3	1836	123/193
922117	S	SINGFM	\$999,999	\$970,000	\$331.28	01/08/15	1800 Sierra Trail	Vail Village West 1		3	3	2928	357/388
921597	S	SINGFM	\$150,000	\$86,000	\$223.96	01/06/15	6100 Homestake Rd	Other		1	0	384	94/111
921952	S	CONDO	\$349,000	\$336,500	\$311.57	01/09/15	225 Gopher Rd	Par Six Condo	H49	2	2	1080	36/55
922205	S	CONDO	\$250,000	\$234,000	\$304.69	01/30/15	998 Beaver Creek Blvd	Sunridge Condos 1	C205	2	2	768	11/43
921781	S	CONDO	\$329,000	\$300,000	\$642.40	01/12/15	126 Riverfront Ln	Westin Riverfront Resort And Spa	818	0	1	467	72/84
922099	S	CONDO	\$385,000	\$382,000	\$258.98	01/14/15	350 Beaver Creek Blvd	Avon Villas	201	3	3	1475	2/41
921131	S	CONDO	\$735,000	\$715,000	\$739.40	01/14/15	1120 Village Rd	Borders Lodge	112	2	2	967	156/184
922107	S	TOWNHM	\$950,000	\$938,000	\$434.06	01/30/15	185 Willis Pl	Ridgepoint Condo	200	4	4	2161	31/56
919572	S	CONDO	\$1,095,000	\$1,012,500	\$763.00	01/29/15	51 Offerson Rd	Elkhorn Lodge Cond	212	2	3	1327	308/338
921982	S	CONDO	\$1,295,000	\$1,190,000	\$825.82	01/09/15	31 Avondale Ln	Oxford Court Condo	207	2	3	1441	24/52
922065	S	CONDO	\$1,285,000	\$1,200,000	\$691.64	01/29/15	51 Offerson Rd	Elkhorn Lodge Cond	110	3	4	1735	40/57
919474	S	TOWNHM	\$2,195,000	\$2,050,000	\$780.95	01/26/15	63 Avondale Ln	Villa Montane	227	4	4	2625	328/349
921840	S	TOWNHM	\$2,425,000	\$2,420,000	\$823.97	01/14/15	40 Elk Track Rd	Elktrack Townhome	6	4	5	2937	10/76
921809	S	CONDO	\$4,895,000	\$4,695,000	\$1,093.13	01/27/15	26 Avondale Ln	The Beaver Creek Lodge	604R	5	7	4295	77/95
922121	S	SINGFM	\$5,195,000	\$5,120,000	\$1,049.61	01/20/15	17 Chateau Ln	Chateau Single Famly	1	4	5	4878	7/43
921349	S	DUPLX	\$7,200,000	\$6,700,000	\$1,238.22	01/22/15	153 Village Walk	Village Walk		5	7	5411	142/169

## Sold Listings

Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

Property Type: RESIDENTIAL

MLS#	Status	Type	List Price	Sell Price	\$/SqFt	Sold Date	Address	Subdivision	Unit#	BR	BA	SqFt	ADOM/DOM
922187	S	SINGFM	\$11,450,000	\$8,000,000	\$738.69	01/21/15	331 Strawberry Park Rd	Strawberry Park Sub At Bc		5	7	10830	28/36
922168	S	CONDO	\$299,900	\$299,900	\$717.46	01/16/15	130 Daybreak Ridge	Ritz Residential Suites	HS735	0	1	418	9/25
922189	S	CONDO	\$1,725,000	\$1,700,000	\$942.35	01/20/15	180 Daybreak	Snow Cloud Phase II	614	3	4	1804	14/35
922055	S	CONDO	\$1,875,000	\$1,800,000	\$977.20	01/27/15	205 Bear Paw	Bearpaw Lodge	C404	3	4	1842	40/60
922031	S	CONDO	\$2,145,000	\$2,100,000	\$883.10	01/30/15	180 Daybreak	Snow Cloud Phase I	506	4	5	2378	37/67
921872	S	CONDO	\$689,000	\$642,500	\$502.74	01/15/15	74 Cresta Rd	Aspenwood Lodge	304	2	2	1278	42/76
917798	S	SINGFM	\$1,935,000	\$1,863,750	\$620.42	01/30/15	60 Windermere Cir	The Greens of Arrowhead		4	5	3004	393/471
919707	S	CONDO	\$2,499,000	\$2,350,000	\$759.29	01/23/15	142 Arrowhead Cir	One Arrowhead Place	A-401	4	5	3095	505/529
917075	S	SINGFM	\$4,575,000	\$4,185,000	\$638.44	01/08/15	83 Eagle River Rd	Arrowhead River Ranch		7	9	6555	556/640
920797	S	DUPLX	\$729,000	\$699,000	\$277.71	01/16/15	11 Tack Rd	Berry Creek Ranch Filing #4	B	4	4	2517	162/191
920537	S	DUPLX	\$799,000	\$799,000	\$256.58	01/05/15	235 Longhorn Rd	Berry Creek Ranch Filing #2	W 1/2	3	4	3114	106/220
919939	S	DUPLX	\$995,000	\$926,250	\$373.79	01/12/15	751 Singletree Rd	Las Vistas At Singletree	28	3	4	2478	164/225
921656	S	CONDO	\$299,000	\$279,000	\$231.34	01/09/15	216 Main St	Riverwalk Amber Building Condo	R-313	2	3	1206	50/102
921962	S	CONDO	\$389,000	\$330,000	\$207.68	01/05/15	34999 Highway 6	The Reserve	M202	3	3	1589	11/49
920212	S	DUPLX	\$579,000	\$541,500	\$211.94	01/13/15	22 Millers Loop	Millers Creek		3	3	2555	215/244
921701	S	TOWNHM	\$439,000	\$425,000	\$257.73	01/16/15	56 Red Tail Dr	Red Tail Th	A3	3	3	1649	49/102
921369	S	TOWNHM	\$449,000	\$430,000	\$251.32	01/30/15	1000 Imperial Dr	Elk Meadows Townhome		3	4	1711	13/171
917101	S	SINGFM	\$1,290,000	\$1,309,866	\$313.59	01/15/15	41 Hollis Ln	Heritage Park		6	5	4177	432/645
920589	S	SINGFM	\$609,000	\$597,000	\$172.54	01/28/15	429 Neilson Gulch Rd	Eby Creek Mesa		4	4	3460	158/237
921568	S	SINGFM	\$659,000	\$630,000	\$143.38	01/09/15	110 Newquist St	Eagle Ranch		6	5	4394	68/113
921807	S	SINGFM	\$725,000	\$690,000	\$180.25	01/29/15	80 Palmer Loop	Aidans Meadow		5	5	3828	66/94
921950	S	DUPLX	\$349,500	\$349,500	\$210.54	01/28/15	1380 Hawks Nest Ln	Buckhorn Valley Pud		3	3	1660	23/75
922070	S	DUPLX	\$195,000	\$190,000	\$125.00	01/23/15	173 Brook Trout Loop	Two Rivers Village		3	3	1520	7/53

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

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# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/05/15	<b>Listing #</b> 922092	<b>4560 Vail Racquet Club Drive Dr #1-5 Vail, CO 81657-527 Listing Price: \$380,000</b>
<b>County:</b> Eagle		



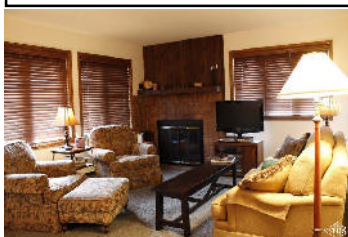
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Vail Racquet Club Condos
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	864 County/Gov't
<b>Baths (FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$431.71
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R017139		<b>Lot Sq Ft (approx)</b>	1045 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0240
<b>Selling Price</b>	\$373,000	<b>SP % LP</b>	98.16

**Directions** Take East Vail Exit off I-70. Follow Bighorn Rd. to East Streamside Circle. Turn right. Make an immediate left past bus shelter. Follow Meadow Drive to Racquet Club's west entry. Bldg. 1 is on west end of the project. Unit 5 is patio level.

**Marketing Remarks** Charming 2 bedroom at the ever popular Vail Racquet Club. Brick fireplace adds warmth and ambiance to the interior. Easy patio level access. First class amenities are only steps away including a heated, all year round pool, 2 outdoor hot tubs, fitness center and many tennis courts. Quiet location with patio level providing the ultimate ease of access. Management and a fine restaurant are also on-site. Enjoy a perfect mountain retreat in scenic East Vail.

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

<b>Status:</b> Sold 01/26/15	<b>Listing #</b> 922087	<b>5020 Main Gore Pl #3 Vail, CO 81657-5949 Listing Price: \$439,000</b>
<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 Townhouse Condos
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1068 County/Gov't
<b>Baths (FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$401.69
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R005662		<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$429,000	<b>SP % LP</b>	97.72

**Directions** Take East Vail exit and follow frontage road east along I-70 (Bighorn Road). Take last right hand turn on Main Gore Drive N. Stay right at fork to Main Gore Pl and take right. Follow road to the back parking lot.

**Marketing Remarks** Great value in East Vail for a 3 Bedroom on TOV Bus Route. Condo has wood fireplace and steam shower in bath. Each room has its own private deck. Great location for weekend skier or Vail local. Siding on entire complex recently painted.

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



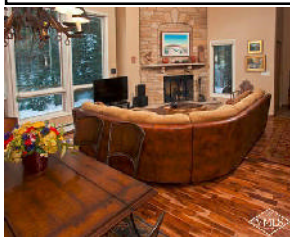
# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/29/15</b>	<b>Listing # 922171</b>	<b>4682 Meadow Dr #F22 Vail, CO 81657-4982</b>	<b>Listing Price: \$869,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	East Vail	<b>Complex/Subdivision</b>	Mountain Meadows Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1602 County/Gov't
<b>Baths (FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$530.59
<b>Year Built</b>	1985	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R011261	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$850,000	<b>SP % LP</b>	97.81

**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 Vail Racquet Club entrance & turn right into Mountain Meadow. Look for #22 back of complex.

**Marketing Remarks** Renovated corner location three-bedroom and three-bath townhome has an open floor plan and is located in one of East Vail's most private, quiet and well maintained communities. Condo has mountain & meadow views, interior natural light, vaulted ceilings and a one-car attached garage. Quick walk to the free Town of Vail bus and the Vail Racquet Club is located across the street, offering a full-service athletic facility with a heated swimming pool, tennis courts, spa and restaurant.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$1463.00

<b>Status: Sold 01/22/15</b>	<b>Listing # 916266</b>	<b>3807 Lupine Dr Vail, CO 81657</b>	<b>Listing Price: \$2,999,000</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 Second
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	5391 Appraiser
<b>Baths (FTH)</b>	6 (5 0 1)	<b>Price / Sq Ft</b>	\$526.34
<b>Year Built</b>	2013	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R011540	<b>Lot Sq Ft (approx)</b>	28924 ((County/Gov't))
<b>Selling Price</b>	\$2,837,500	<b>Lot Acres (approx)</b>	0.6640
		<b>SP % LP</b>	94.61

**Directions** East Vail. Bighorn Rd. First right on Bridge rd, right on Lupine. Home is on right side

**Marketing Remarks** Spacious new construction on Gore Creek in East Vail with over 5,300 square feet of living space. The tranquil setting, high-end finishes and open floorplan make this the perfect alpine home. Features include vaulted ceilings, marble and wood flooring, zoned a/c and a gourmet kitchen with Wolf and Sub-Zero appliances. The home has a large recreational room, a study and a wine room. Recently completed in summer of 2014.

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





# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/14/15	<b>Listing #</b> 921652	<b>62 E Meadow Drive Dr #202 Vail, CO 81657</b>	<b>Listing Price:</b> \$2,095,000
<b>County:</b> Eagle			



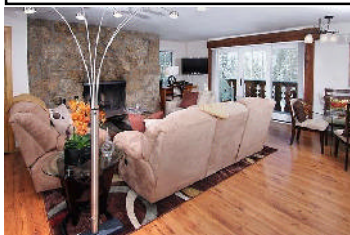
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Talisman Condo
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1252 County/Gov't
<b>Baths (FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$1,597.44
<b>Year Built</b>	1970	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R010166	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$2,000,000	<b>SP % LP</b>	95.47

**Directions** Located across from The Alpenrose Restaurant on the south side of Meadow Drive overlooking the creek. Unit #202 is located in far east building of Talisman, please note that unit door says #250 although County Records reflect #202.

**Marketing Remarks** Rarely available in the heart of Vail Village! This two bedroom, three bath, fully furnished Talisman has unobstructed views to Vail Mountain, overlooks Gore Creek and has no highway impact. Located within walking distance to all that Vail Village has to offer. Condo includes one underground assigned parking space.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$2123.00

<b>Status:</b> Sold 01/15/15	<b>Listing #</b> 921525	<b>356 Hanson Ranch Rd #320 Vail, CO 81657-4527</b>	<b>Listing Price:</b> \$2,200,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Chateau Christian
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1259 County/Gov't
<b>Baths (FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$1,608.42
<b>Year Built</b>	1970	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R008336	<b>Lot Sq Ft (approx)</b>	479 ((County/Gov't))
<b>Selling Price</b>	\$2,025,000	<b>Lot Acres (approx)</b>	0.0110
		<b>SP % LP</b>	92.05

**Directions** East on South Frontage Road to a right on Vail Valley Drive. Follow to Hanson Ranch Road. Right on Hanson Ranch Road. The Christiania is on the left.

**Marketing Remarks** Premier location at the top of Bridge Street in one of Vail's quintessential historic buildings. Ski-in/ski-out location overlooking the pool with views to Vail mountain. Located in the heart of Vail Village, this two-bedroom furnished condo includes charming interior with wood burning fireplace. Multiple amenities adorn this slope side condo, including Sarah's Lounge located instead the Chateau Christian. Walking distance to all that Vail has to offer.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$1026.00



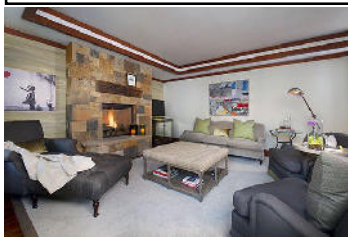
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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/10/15</b>	<b>Listing # V322290</b>	<b>1 Vail Rd #8203 Vail, CO 81657</b>	<b>Listing Price: \$2,650,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	Four Seasons Resort Vail Priv
<b>Beds</b>	1	<b>Sq Ft (approx)</b>	1906 Builder
<b>Baths (FTH)</b>	2 (1 1 0)	<b>Price / Sq Ft</b>	\$1,285.41
<b>Year Built</b>	2010	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R064794	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$2,450,000	<b>SP % LP</b>	92.45

**Directions** Stop by the residence sales office on the 5th floor of the resort -just east of the hotel check-in. 748-6432

**Marketing Remarks** The largest 1-bedroom residence available in Vail, that just happens to include a media room that sleeps another 4, but only if you want to put out the invites. The product of Worth Interiors design, this residence is swanky and full of pep and style. Live in the space you need with the ability to put your friends up down the hall in a luxurious hotel room. Resort amenities included with ownership.

**Assoc/HOA Frequency** Monthly

**Assoc/HOA Fee** \$3945.42

<b>Status: Sold 01/29/15</b>	<b>Listing # 918959</b>	<b>174 E Gore Creek Dr #360 Vail, CO 81657-4511</b>	<b>Listing Price: \$2,850,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Vail Village	<b>Complex/Subdivision</b>	The Lodge Apt Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1454 County/Gov't
<b>Baths (FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$1,884.46
<b>Year Built</b>	1969	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R007675	<b>Lot Sq Ft (approx)</b>	1045 ((County/Gov't))
<b>Selling Price</b>	\$2,740,000	<b>Lot Acres (approx)</b>	0.0240
		<b>SP % LP</b>	96.14

**Directions** Lodge at Vail 174 E Gore Drive. Driving access from Vail Road.

**Marketing Remarks** Fabulous remodeled residence with 2-story floor plan, lock-off hotel room and vaulted ceilings. This luxury residence offers access to all Lodge at Vail amenities. Owners enjoy liftside ski storage, outdoor year-round heated pools, multiple Jacuzzis, 2 on-site restaurants and the newly added RockResorts Luxury Spa and Health Club. One underground deeded parking space. Limited Vail Mountain club access included. Offered furnished.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$5216.47

February 2015

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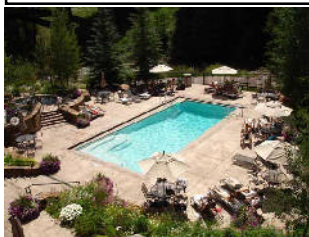
# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/07/15</b>	<b>Listing # 916753</b>	<b>635 Lionshead Pl #394 Vail, CO 81657</b>	<b>Listing Price: \$885,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Lionshead	<b>Complex/Subdivision</b>	Lion Square North
<b>Beds</b>	1	<b>Sq Ft (approx)</b>	934 County/Gov't
<b>Baths (FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$910.06
<b>Year Built</b>	1974	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R064230	<b>Lot Sq Ft (approx)</b>	723 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0166
<b>Selling Price</b>	\$850,000	<b>SP % LP</b>	96.05

**Directions** S. Frontage Rd. to Lionshead Place. Stop at Lion Square Lodge front desk for key.

**Marketing Remarks** What a perfect little one bedroom, two bath, Ski-In/Ski-Out condo! king bed in the master and murphy bed in the spacious living area make it an ideal Mountain Getaway! Beautiful remodeled, roomy with a generous deck and BBQ grill overlooking Vail Mountain & the ski slopes! Pool & hot tub are on the banks of Gore Creek, work out room, parking, ski lockers, elevator, and on site restaurant. This is a great Vail getaway and a strong rental property.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2036.00

<b>Status: Sold 01/30/15</b>	<b>Listing # 920240</b>	<b>548 S Frontage Rd W #305 Vail, CO 81657</b>	<b>Listing Price: \$1,449,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Lionshead	<b>Complex/Subdivision</b>	Westwind
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1545 County/Gov't
<b>Baths (FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$809.06
<b>Year Built</b>	1969	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R010735	<b>Lot Sq Ft (approx)</b>	1742 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0400
<b>Selling Price</b>	\$1,250,000	<b>SP % LP</b>	86.27

**Directions** Main Vail exit - head west on the S Frontage Rd. Westwind is just after Lionshead parking structure and turn for Lionshead Circle.

**Marketing Remarks** REDUCED over \$500k! Beautiful condo just steps to Vail Mountain & walking distance to all Lionshead has to offer! This bi-level 3 bedroom, 3 bath platinum-rated private condo features an open kitchen, dining & living area w/fireplace and private balcony. There are 2 bedrooms & 2 baths on the main level with the living room & kitchen & third bedroom and bath are on the second level. The Westwind features underground heated parking, an outdoor heated pool, 2 hot tubs & private ski lockers!

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$3700.00

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# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/13/15	<b>Listing #</b> 921404	<b>452 E Lionshead Cir #2D Vail, CO 81657-5206</b>	<b>Listing Price:</b> \$1,650,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Lionshead	<b>Complex/Subdivision</b>	Treetops Condo
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1071 County/Gov't
<b>Baths (FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$1,447.25
<b>Year Built</b>	1972	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R008339		<b>Lot Sq Ft (approx)</b>	436 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0100
<b>Selling Price</b>	\$1,550,000	<b>SP % LP</b>	93.94

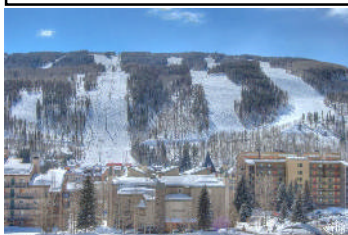
**Directions** S. Frontage Rd. to Lionshead Circle. Park in the Lionshead parking structure or call for the code to park in front of the Treetops complex.

**Marketing Remarks** Sensational setting overlooking Gore Creek and just steps from the Gondola in Lionshead. Designer furnishings, hardwood flooring and granite throughout this upscale property. Undercover parking and strong rental potential. Ski slope views with sunny, southern exposure.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2407.71

<b>Status:</b> Sold 01/21/15	<b>Listing #</b> 922020	<b>548 S Frontage Rd W #404 Vail, CO 81657</b>	<b>Listing Price:</b> \$1,795,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Lionshead	<b>Complex/Subdivision</b>	Westwind
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	1832 County/Gov't
<b>Baths (FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$927.95
<b>Year Built</b>	1969	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R008114		<b>Lot Sq Ft (approx)</b>	1742 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0400
<b>Selling Price</b>	\$1,700,000	<b>SP % LP</b>	94.71

**Directions** Main Vail exit - head west on the S Frontage Rd. Westwind is just after Lionshead parking structure and turn for Lionshead Circle.

**Marketing Remarks** Arguably the best condo in the Westwind! Beautiful condo just steps to Vail Mountain and walking distance to all Lionshead has to offer! This two level 4 bedroom, 3 bath private condo features an open kitchen, dining & living area with a fireplace and private balcony. Amazing, unobstructed views of Vail Mountain! The Westwind features underground heated parking, an outdoor heated pool, 2 hot tubs and private ski lockers!

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$4384.00

February 2015

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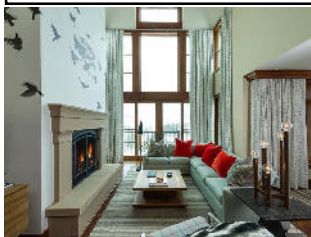
# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/16/15	<b>Listing #</b> 920816	<b>728 West Lionshead Cir #512 Vail, CO 81657</b>	<b>Listing Price:</b> \$3,750,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Lionshead	<b>Complex/Subdivision</b>	Ritz Carlton Residences
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2208 Plat
<b>Baths (FTH)</b>	3 (2 1 0)	<b>Price / Sq Ft</b>	\$1,508.15
<b>Year Built</b>	2010	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R064692	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$3,330,000	<b>SP % LP</b>	88.80

**Directions** Take Exit For Vail, Turn To The South. Head West On The South Frontage Road Until West Lionshead Circle, Turn Left. Valet parking available on site for brokers and clients.

**Marketing Remarks** This three bedroom, three bath penthouse residence is ideal for an active family. The vaulted ceilings create an open and inviting feel to the living area. Expansive soundproof glass windows offer magnificent views of the surrounding mountains. Natural light fills the residence during the day and beautiful sunsets provide the perfect backdrop for your evenings. Ritz Arrabelle Club social membership available with the purchase of a Ritz Residence Developer Owned Unit for \$35,000

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$9446.50

<b>Status:</b> Sold 01/15/15	<b>Listing #</b> 921739	<b>945 Red Sandstone Rd #B5 Vail, CO 81657</b>	<b>Listing Price:</b> \$625,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Sandstone Lionsridge	<b>Complex/Subdivision</b>	Sandstone Park Condos
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1449 County/Gov't
<b>Baths (FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$431.33
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R016062	<b>Lot Sq Ft (approx)</b>	4574 ((County/Gov't))
<b>Selling Price</b>	\$625,000	<b>Lot Acres (approx)</b>	0.1050
		<b>SP % LP</b>	100.00

**Directions** From the village go west of the frontage road and turn right onto Red Sandstone Rd. look for the sign to Sandstone Park Condominiums. follow across the bridge and then after 50' or so bear to the Rt. Unit B5.

**Marketing Remarks** Location is fabulous, easy access to Vail Village and all the amenities of West Vail. This well cared for home is a two story 3 bed, 3 bath is perfect for families or entertaining guests. Large deck, fireplace for chilly mornings or after a day on the slopes. In the summer you can fall asleep to the sounds of the stream outside your windows and enjoy the rolling lawn during the day.

**Assoc/HOA Frequency** **Assoc/HOA Fee** \$1327.18



# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/15/15</b>	<b>Listing # 921650</b>	<b>1170-B Casolar Del Norte Dr #B Vail, CO 81657-4009</b>	<b>Listing Price: \$920,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Sandstone Lionsridge	<b>Complex/Subdivision</b>	Casolar Vail
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2284 Appraiser
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$383.10
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R011333	<b>Lot Sq Ft (approx)</b>	1220 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0280
<b>Selling Price</b>	\$875,000	<b>SP % LP</b>	95.11

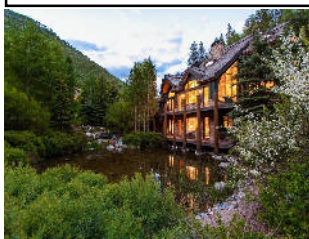
**Directions** N. Frontage Rd. to Lionsridge Loop. Right on Vail View, then immediate left into Casolar del Norte. Home is on the left.

**Marketing Remarks** Beautiful home in desirable Casolar Del Norte. Open kitchen and living area with great mountain views. Relax in the hot tub on the huge wrap around deck or curl up by a crackling wood fire apres ski. Total square footage including the lower level bunk rooms is 2,284. Sleeps up to 11 guests. Top it off with a 1 car garage and huge storage area, this is a perfect year round home or vacation getaway!

**Assoc/HOA Frequency** Yearly

**Assoc/HOA Fee** \$1900.00

<b>Status: Sold 01/15/15</b>	<b>Listing # 920803</b>	<b>1730 Buffehr Creek Rd Vail, CO 81657-4912</b>	<b>Listing Price: \$2,900,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	The Valley Ridge at	<b>Complex/Subdivision</b>	Lia Zneimer Sub
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	4137 County/Gov't
<b>Baths (FTH)</b>	6 (3 2 1)	<b>Price / Sq Ft</b>	\$640.56
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R043686	<b>Lot Sq Ft (approx)</b>	0 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0000
<b>Selling Price</b>	\$2,650,000	<b>SP % LP</b>	91.38

**Directions** from the I70 exit in West Vail head East on the North Frontage Road to Buffehr Creek Road. Approximately half a mile from the frontage road and just around tucked from the highway it is the first home on the right up in the Buffehr Creek Valley.

**Marketing Remarks** 1730.LuxVail.com. This unique home is located only 4/10ths of a mile from 3 different Town bus routes in West Vail yet is just around the bend on Buffehr Creek Road and has no highway impact. Surrounded by mountains on three sides, listen to nearby Buffehr Creek while enjoying your own natural private pond in your front yard. The lovely landscaping and charming 5 bedroom home boasts one of the most impressive lots in the Valley. Less than 1 mile to grocery shopping & 3 miles to Vail Village.

**Assoc/HOA Frequency**

**Assoc/HOA Fee** \$0.00

February 2015

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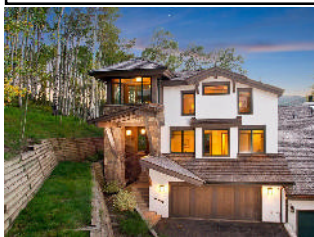
# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/12/15	<b>Listing #</b> 921487	<b>2310-B Sequoia Dr Vail, CO 81657-4391</b>	<b>Listing Price:</b> \$1,975,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Highland Meadows	<b>Complex/Subdivision</b>	Highland Meadows
<b>Beds</b>	6	<b>Sq Ft (approx)</b>	4338 County/Gov't
<b>Baths (FTH)</b>	6 (5 0 1)	<b>Price / Sq Ft</b>	\$414.94
<b>Year Built</b>	1985	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R012119	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,800,000	<b>SP % LP</b>	91.14

**Directions** from Donovan Park/ Matterhorn Circle: bear right on W Gore Creek Dr, take left up Alpine Dr...go about half mile up and take right onto Tahoe Dr...in a few hundred feet it intersects Sequoia Dr...2310 is right in front of you...B is hillside,left.

**Marketing Remarks** A stunning setting is met with an equally stunning interior finish and style! Perched hillside among the Aspen trees, this home provides a unique serenity just a few miles from Lions Head Village.The great room is filled with Aspen-filtered light illuminating the amazing gourmet kitchen, the wood floors and dry stack fireplace. The renovation brings a like-new feel into one of Vail's most desirable and esteemed neighborhoods. Two Master Bedroom suites. Lower level Rec Room.

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

<b>Status:</b> Sold 01/27/15	<b>Listing #</b> 921025	<b>2958 S Frontage Rd W #C3 Vail, CO 81657-4165</b>	<b>Listing Price:</b> \$559,500
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	West Vail South	<b>Complex/Subdivision</b>	Interlochen Condo
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1324 County/Gov't
<b>Baths (FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$406.72
<b>Year Built</b>	1973	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R004545	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$538,500	<b>SP % LP</b>	96.25

**Directions** South Frontage Road to Intermountain just past bus stop. Log structure on your left. C-3 is at end. Look for number C-3 on stairway entrance.

**Marketing Remarks** A beautiful unit, like brand new, totally refurbished; tastefully completed. Huge lock-off storage closet off master bedroom. Property has generated enough rental income to cover hard costs. A pleasure to show.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$529.00



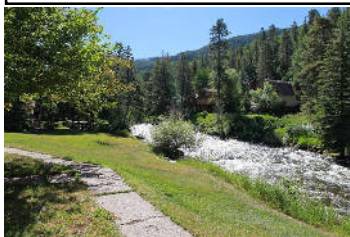
# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/20/15	<b>Listing #</b> 921027	<b>3002 S Frontage Rd W Vail, CO 81657-4153</b>	<b>Listing Price:</b> \$599,000
<b>County:</b> Eagle			



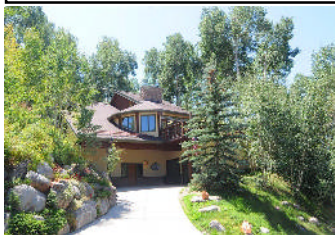
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	West Vail South	<b>Complex/Subdivision</b>	Flussheim Townhome
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	1836 County/Gov't
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$313.18
<b>Year Built</b>	1972	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R041849	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$575,000	<b>SP % LP</b>	95.99

**Directions** Take south frontage road into intermountain. Stay on frontage until 3002 South Frontage Road on left.

**Marketing Remarks** Beautiful creekside setting - incredible three bedroom townhome on the creek - a separate one bedroom apartment downstairs - Only five units in the complex. Near the bus stop.

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

<b>Status:</b> Sold 01/08/15	<b>Listing #</b> 922117	<b>1800 Sierra Trail Vail, CO 81657</b>	<b>Listing Price:</b> \$999,999
<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 1
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2928 County/Gov't
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$331.28
<b>Year Built</b>	1990	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R013160	<b>Lot Sq Ft (approx)</b>	10629 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2440
<b>Selling Price</b>	\$970,000	<b>SP % LP</b>	97.00

**Directions** Right on Matterhorn Circle from South Frontage Road. Right on West Gore. Left on Alpine Drive. Left on Sierra Trail. Home is on the uphill side of the road.

**Marketing Remarks** Enjoy true mountain living! Nestled in a wonderful aspen glade, this single family home has wide open views across the valley and is a fantastic value! Spacious living room with hardwood floors and a large wood burning fireplace, well appointed master suite, home office, breakfast nook, stainless appliances, granite counters, large deck, over-sized 2 car garage with heated driveway, tons of storage and more! Short walk to TOV bus.

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



# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/06/15</b>	<b>Listing # 921597</b> <b>County: Eagle</b>	<b>6100 Homestake Rd Red Cliff, CO 0-0</b>	<b>Listing Price: \$150,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Red Cliff	<b>Complex/Subdivision</b>	Other
<b>Beds</b>	1	<b>Sq Ft (approx)</b>	384 County/Gov't
<b>Baths (FTH)</b>	0 (0 0 0)	<b>Price / Sq Ft</b>	\$223.96
<b>Year Built</b>	1933	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R001740	<b>Lot Sq Ft (approx)</b>	26136 ((Seller))
		<b>Lot Acres (approx)</b>	0.6000
<b>Selling Price</b>	\$86,000	<b>SP % LP</b>	57.33

**Directions** Hwy 24 south of Red Cliff 3 miles to Homestake Road 6.1 miles to the property on the left hand or east side of Homestake Road across the creek bridge to the cabin.

**Marketing Remarks** Log Cabin on National Forest Special Use Permit land. Beautiful setting in the pines overlooking the meadow bordering Homestake Creek. Mountain views,privacy,deer,elk,moose,sheep,trout,snow toys surrounded by National Forest and Holy Cross Wilderness.

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

<b>Status: Sold 01/09/15</b>	<b>Listing # 921952</b> <b>County: Eagle</b>	<b>225 Gopher Rd #H49 Avon, CO 81620-0</b>	<b>Listing Price: \$349,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	EagleVail	<b>Complex/Subdivision</b>	Par Six Condo
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1080 County/Gov't
<b>Baths (FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$311.57
<b>Year Built</b>	1979	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R016654	<b>Lot Sq Ft (approx)</b>	3093 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0710
<b>Selling Price</b>	\$336,500	<b>SP % LP</b>	96.42

**Directions** Hwy 6 to Eagle Road, turn right onto Stone Creek, left on Gopher Rd, Right into Par Six condos, property is located at the very back, condo is on the southwest corner of building next to Cottonwood Road.

**Marketing Remarks** Remodeled ground floor south facing 2 bed 2 bath condo plus a bunk bed niche. Enjoy the location of this quiet corner unit with an open floor plan. Relax in the living area with picturesque windows which bring in light and views while sitting in front of the wood burning stove. Entertain from the new kitchen with granite counters and hard wood floors. Spacious bedrooms for you and your guest and great storage for all your needs. All the amenities of the community are just steps away.

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



# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/30/15	<b>Listing #</b> 922205	<b>998 W Beaver Creek Blvd #C205 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$250,000
<b>County:</b> Eagle			



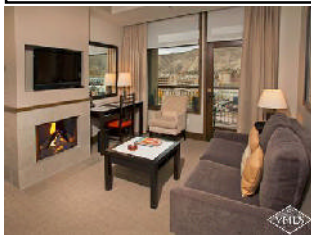
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Sunridge Condos 1
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	768 County/Gov't
<b>Baths (FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$304.69
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R011139	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$234,000	<b>SP % LP</b>	93.60

**Directions** West BC entrance, turn right. Make next right to Sunridge, building C is on the right.

**Marketing Remarks** Wonderful 2 bd Liftview condo, upgraded and priced to sell! Don't miss it this time.

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

<b>Status:</b> Sold 01/12/15	<b>Listing #</b> 921781	<b>126 Riverfront Ln #818 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>	Westin Riverfront Resort And
<b>Beds</b>	0	<b>Sq Ft (approx)</b>	467 Builder
<b>Baths (FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$642.40
<b>Year Built</b>	2007	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R063357	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$300,000	<b>SP % LP</b>	91.19

**Directions** I-70 to exit 167 (Avon. South to Avon Road towards Beaver Creek. Right at Riverfront Lane, just after the bridge and look for Westin on the left.

**Marketing Remarks** High floor Westin studio plus condo. Kitchen separate from sleeping & living room area. Unobstructed 8th floor panoramic views of the valley from the deck. Owner has upgraded to a 2-bedroom Westin condo. Ski gondola to Beaver Creek, excellent front desk/concierge services, ski valet, 25 meter year-round heated salt water swimming pool, hot tubs, health club, spa, restaurant & Starbucks. HOA dues include heat, electric, cable and internet. #1 rated hotel in North America by Conde Nast magazine.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$2305.00

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# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/14/15	<b>Listing #</b> 922099 <b>County:</b> Eagle	<b>350 W Beaver Creek Blvd #201 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$385,000
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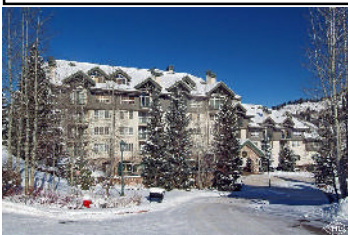
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Avon	<b>Complex/Subdivision</b>	Avon Villas
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1475 County/Gov't
<b>Baths (FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$258.98
<b>Year Built</b>	1980	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R016481	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$382,000	<b>SP % LP</b>	99.22

**Directions** Located on South side of I-70 in Avon. From Avon Rd head west onto W. Beaver Creek Blvd, Avon Villas will be on your left & Unit #201 is the first residence on the left as you drive in.

**Marketing Remarks** Spacious 3-bedroom/3-full bathroom condo with extra bonus bunk room. Located close to Nottingham Lake in Avon with easy access to bus stop and gondola. Faces south with views of Beaver Creek. Large master bedroom has vaulted ceiling, spacious bathroom, and jetted tub. 2 decks provide lots of sunshine. Large closets and extra storage area. Wood-burning fireplace.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$481.50

<b>Status:</b> Sold 01/14/15	<b>Listing #</b> 921131 <b>County:</b> Eagle	<b>1120 Village Rd #112 Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$735,000
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Borders Lodge
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	967 County/Gov't
<b>Baths (FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$739.40
<b>Year Built</b>	1991	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R029926	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$715,000	<b>SP % LP</b>	97.28

**Directions** Go up Village Rd. after passing under the Elkhorn lift, take a right up the road to Borders Lodge.

**Marketing Remarks** One of the largest square footage floorplans in the Borders. In addition, this remodeled property has raised ceilings, providing greater volume, updated kitchen and bathrooms. Two storage units with condo as well. Front deck and ski storage. Ideal ski-in/out location next to Elkhorn Lift. This unit is a 1 bed + den; check with county for legal bedroom requirements.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$2263.00



# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/30/15	<b>Listing #</b> 922107	<b>185 Willis Pl #200 Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$950,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Ridgepoint Condo
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2161 County/Gov't
<b>Baths (FTH)</b>	4 (1 2 1)	<b>Price / Sq Ft</b>	\$434.06
<b>Year Built</b>	1981	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R020984		<b>Lot Sq Ft (approx)</b>	4356 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1000
<b>Selling Price</b>	\$938,000	<b>SP % LP</b>	98.74

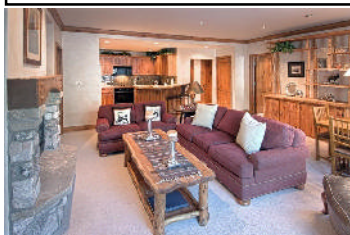
**Directions** Village Road to Willis Place on right. Upon entering Ridgepoint, #200 will be on your left.

**Marketing Remarks** Not your typical Ridgepoint. Larger floorplan and totally remodeled interior. End townhome with additional windows, expanded deck, yard and cathedral ceilings in living area with large stone fireplace. Large kitchen with high-end finishes and appliances, all updated baths. Complimentary on-call shuttle service gives you effortless access to BC Village and mountain, amenities include outdoor pool, hot tub, tennis courts, club house, concierge services, ski-in/out access and excellent rentals.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2545.13

<b>Status:</b> Sold 01/29/15	<b>Listing #</b> 919572	<b>51 Offerson Rd #212 Beaver Creek, CO 81620</b>	<b>Listing Price:</b> \$1,095,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Elkhorn Lodge Cond
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1327 County/Gov't
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$763.00
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R044700		<b>Lot Sq Ft (approx)</b>	1133 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0260
<b>Selling Price</b>	\$1,012,500	<b>SP % LP</b>	92.47

**Directions** Take Village Road into Beaver Creek. After you go under the chairlift, make a left onto Offerson Road. Make your first left into Elkhorn Lodge and the Beaver Creek Golf Course.

**Marketing Remarks** True ski-in/ski-out to Elkhorn Lift right out your back door. Location doesn't get any better than this for ski access. Opportunity to own in one of the most popular buildings in exclusive Beaver Creek with numerous amenities. Mountain architecture, front desk, fitness room, hot tub. Attractively furnished; perfect floorplan with easy access off main lobby area. Only 2-bedroom currently available in Elkhorn. Convenient walk to the village on a scenic trail along the creek to village center.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$3162.00

February 2015

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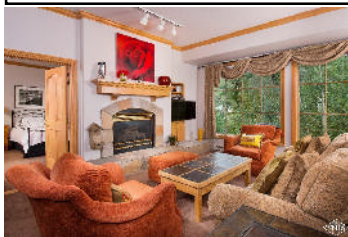
# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/09/15	<b>Listing #</b> 921982	<b>31 Avondale Ln #207 Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$1,295,000
<b>County:</b> Eagle			



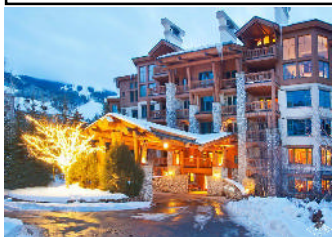
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Oxford Court Condo
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1441 County/Gov't
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$825.82
<b>Year Built</b>	1993	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R042088		<b>Lot Sq Ft (approx)</b>	1394 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0320
<b>Selling Price</b>	\$1,190,000	<b>SP % LP</b>	91.89

**Directions** Take Village Road into Beaver Creek. Make a left onto Avondale Lane. Oxford Court is on your left on the corner of Village Road and Avondale Lane.

**Marketing Remarks** Own a limited 2-bedroom plus den in one of the most popular buildings within the resort; favored creekside location overlooking year-round running Beaver Creek; newly remodeled kitchen. Excellent location both within the building and in the resort with easy access to the village and its amenities. Ski-in/ski-out to Elkhorn Lift. Front desk, pool, hot tub, exercise area. Walking distance to a morning latte at Starbucks.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$2222.00

<b>Status:</b> Sold 01/29/15	<b>Listing #</b> 922065	<b>51 Offerson Rd #110 Beaver Creek, CO 81620-110</b>	<b>Listing Price:</b> \$1,285,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Elkhorn Lodge Cond
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1735 County/Gov't
<b>Baths (FTH)</b>	4 (2 1 1)	<b>Price / Sq Ft</b>	\$691.64
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b> R044686		<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,200,000	<b>SP % LP</b>	93.39

**Directions** Up Village Road; under ski lift, then next left onto Offerson Road; first left and left into extra parking spots by entry.

**Marketing Remarks** Wonderful ground floor condominium with extra large patio. Thoughtful remodeled kitchen and bathrooms make this home feel very comfortable and an easy move-in

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$4109.00



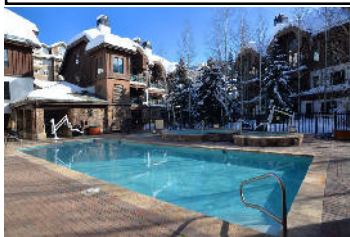
# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/26/15</b>	<b>Listing # 919474</b>	<b>63-227 Avondale Ln #227 Beaver Creek, CO 81620-0227</b>	<b>Listing Price: \$2,195,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Villa Montane
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2625 Builder
<b>Baths (FTH)</b>	4 (3 1 0)	<b>Price / Sq Ft</b>	\$780.95
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R048303	<b>Lot Sq Ft (approx)</b>	2352 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0540
<b>Selling Price</b>	\$2,050,000	<b>SP % LP</b>	93.39

**Directions** Village Road; left on Avondale Lane; after Vilar Center look to left for Villa Montane/Hyatt Mountain Lodge; park at short term parking half-circle; go to front desk for key. Our Berkshire office is adjacent. Stop by with any questions.

**Marketing Remarks** Fabulous location in the core of Beaver Creek Village! Park the car and forget it. Walk to everything...shops, restaurants, rink, ski school, and the Vilar Center. Ski out to Elkhorn Lift 14; ski in via Avondale skier bridge. Residence 227 has a gorgeous great room with vaulted ceilings and filtered views of the western hillside slopes. All Villa Montane amenities are just beyond the door. This is one of the few 4br properties available in the heart of Beaver Creek Village.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$5897.54

<b>Status: Sold 01/14/15</b>	<b>Listing # 921840</b>	<b>40 Elk Track Rd #6 Beaver Creek, CO 81620-0</b>	<b>Listing Price: \$2,425,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Elktrack Townhome
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2937 County/Gov't
<b>Baths (FTH)</b>	5 (5 0 0)	<b>Price / Sq Ft</b>	\$823.97
<b>Year Built</b>	1987	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R030962	<b>Lot Sq Ft (approx)</b>	3964 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0910
<b>Selling Price</b>	\$2,420,000	<b>SP % LP</b>	99.79

**Directions** Village Road all the way up to the Beaver Creek Chapel on the left side turn on right on Elk Track Road. Second to the last house.

**Marketing Remarks** Walk to the Village and ski slopes from this quiet location. New exterior, easy floorplan with four bedrooms, five baths, 2-car garage and nice views of the slopes.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$3200.00

February 2015

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# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/27/15	<b>Listing #</b> 921809	<b>26 Avondale Ln #604R Beaver Creek, CO 81620</b>	<b>Listing Price:</b> \$4,895,000
<b>County:</b> Eagle			



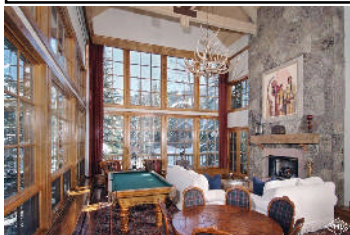
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	The Beaver Creek Lodge
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	4295 Builder
<b>Baths (FTH)</b>	7 (3 3 1)	<b>Price / Sq Ft</b>	\$1,093.13
<b>Year Built</b>	1990	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R029913	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$4,695,000	<b>SP % LP</b>	95.91

**Directions** Take a left on Avondale lane off of Village Road. First building on your right. Park at front door.

**Marketing Remarks** Beaver Creek has never looked this good! Rarely will you find a brand new, ski-in/out, penthouse residence in the heart of the Village that offers panoramic mountain views and the creek to soothe you after a hard day on the slopes. You will have plenty of space to entertain with 2 master suites, 3 guest bedrooms, spacious family room, and gourmet kitchen featuring Dual Bosch Dishwashers, Wolf Range and Sub-Zero Refrigerator. Call us today to experience the new Beaver Creek!

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$8771.06

<b>Status:</b> Sold 01/20/15	<b>Listing #</b> 922121	<b>17 Chateau Ln #1 Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$5,195,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Chateau Single Family
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	4878 County/Gov't
<b>Baths (FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$1,049.61
<b>Year Built</b>	1993	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R040553	<b>Lot Sq Ft (approx)</b>	21649 ((County/Gov't))
<b>Selling Price</b>	\$5,120,000	<b>Lot Acres (approx)</b>	0.4970
		<b>SP % LP</b>	98.56

**Directions** Enter into Beaver Creek on Village Road. Take a right onto Scott Hill Road. Go to the end of the cul-de-sac and enter through the security gate at the Chateau. Chalet #1 is the first residence on your right.

**Marketing Remarks** Rare opportunity to own one of the exclusive single family homes at the premiere neighborhood at the Chateau. Perfect ski-in/ski-out access right to your back door. Adjacent to the luxurious Chateau and all its amenities with over-the-top service; full gym, swimming pool and hot tub, on-site spa area to room service from the famous cuisine at Splendidos. Light and airy floorplan, extensive glass exposure in the great room with sunny ski slopes views to the south.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$26318.20



# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/22/15	<b>Listing #</b> 921349	<b>153 Village Walk Avon, CO 81620</b>	<b>Listing Price:</b> \$7,200,000
<b>County:</b> Eagle			



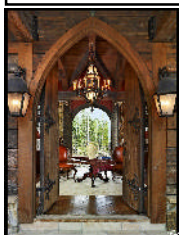
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Village Walk
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	5411 Builder
<b>Baths (FTH)</b>	7 (2 4 1)	<b>Price / Sq Ft</b>	\$1,238.22
<b>Year Built</b>	2006	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R059199	<b>Lot Sq Ft (approx)</b>	7318 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1680
<b>Selling Price</b>	\$6,700,000	<b>SP % LP</b>	93.06

**Directions** From I70, Exit at Avon 167 heading South to Beaver Creek. Enter the gates of Beaver Creek and continue up Village Rd approx 2.5 miles and turn left into Village Walk, 153 is on your right.

**Marketing Remarks** Ski access with creek side outdoor living give a new meaning to location, location, location. Add in the most desirable floor plan at Village Walk with designer furnishings included and you have a once in a life time opportunity a truly special home. The open main level flows to the patio overlooking the Creek.. Family and guests will enjoy the spacious bedrooms with en suite baths. An inviting bonus room features pool table, theater area, wet bar and access to the private creek side hot tub.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$4165.00

<b>Status:</b> Sold 01/21/15	<b>Listing #</b> 922187	<b>331 Strawberry Park Rd Beaver Creek, CO 81620</b>	<b>Listing Price:</b> \$11,450,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Beaver Creek	<b>Complex/Subdivision</b>	Strawberry Park Sub At Bc
<b>Beds</b>	5	<b>Sq Ft (approx)</b>	10830 County/Gov't
<b>Baths (FTH)</b>	7 (5 1 1)	<b>Price / Sq Ft</b>	\$738.69
<b>Year Built</b>	1999	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R042880	<b>Lot Sq Ft (approx)</b>	81457 ((County/Gov't))
		<b>Lot Acres (approx)</b>	1.8700
<b>Selling Price</b>	\$8,000,000	<b>SP % LP</b>	69.87

**Directions** South Holden to Strawberry Park Road. Enter through gates, drive under 2 bridges, home is immediately on the right side.

**Marketing Remarks** The 'Gold Mine Home' is a one-of-a-kind European Chateau with a blend of Colorado mountain elegance. European antiques and fabrics celebrate this exquisite mountain home on 1.87 acres. A Gothic entry opens into a world steeped in history; Great Room with hand carved mantle, a wood burning fireplace, a wrought iron and glass elevator, a one lane bowling alley, home theatre. A home worthy of the most discriminating Buyer. Stone hot tub with water feature. Ski-in/out to Home Run. A work of Art!

**Assoc/HOA Frequency** Yearly **Assoc/HOA Fee** \$3600.00



# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/16/15	<b>Listing #</b> 922168	<b>130 Daybreak Ridge #HS735 Avon, CO 81620-0</b>	<b>Listing Price:</b> \$299,900
<b>County:</b> Eagle			



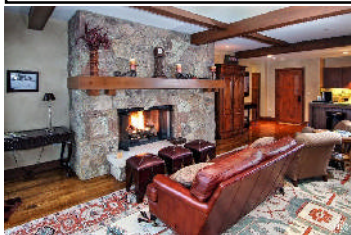
<b>Property Type Area</b>	Residential Bachelor Gulch	<b>Property Subtype Complex/Subdivision</b>	Condo Ritz Residential Suites
<b>Beds</b>	0	<b>Sq Ft (approx)</b>	418 Builder
<b>Baths (FTH)</b>	1 (1 0 0)	<b>Price / Sq Ft</b>	\$717.46
<b>Year Built</b>	2006	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R060047	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$299,900	<b>SP % LP</b>	100.00

**Directions** Located in The Ritz-Carlton bachelor Gulch

**Marketing Remarks** Voted World's Best Ski Hotel", 2013 Ski Awards. Closeout pricing on developers last 24 residences. Ritz-Carlton service, ski-in/ski-out, Spago fine dining, ski valet, Bachelor Lounge and Number 1 spa in the United States. Call Kraig or Kevin to arrange showings.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$1162.00

<b>Status:</b> Sold 01/20/15	<b>Listing #</b> 922189	<b>180 Daybreak #614 Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$1,725,000
<b>County:</b> Eagle			



<b>Property Type Area</b>	Residential Bachelor Gulch	<b>Property Subtype Complex/Subdivision</b>	Condo Snow Cloud Phase II
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1804 County/Gov't
<b>Baths (FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$942.35
<b>Year Built</b>	2003	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R053772	<b>Lot Sq Ft (approx)</b>	1803 ((County/Gov't))
<b>Selling Price</b>	\$1,700,000	<b>Lot Acres (approx)</b>	0.0414
		<b>SP % LP</b>	98.55

**Directions** Go through Bachelor Gulch gate, Take left onto Daybreak Ridge, Snowcloud on the right, 6th floor.

**Marketing Remarks** New to the market, don't miss this opportunity to grab a fabulous 3 bedroom Snow Cloud residence. Located directly on the ski slopes overlooking the Bachelor Gulch Express Lift, this ski in, ski out residence offers the convenience of slopeside living with spectacular mountain views. Located adjacent to the Ritz-Carlton Hotel with access to pool, spa and more, this nicely furnished Snow Cloud also provides a strong rental history. Membership option available for the Bachelor Gulch Club.

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



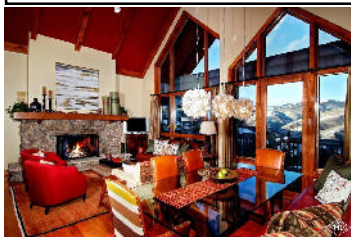
# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/27/15	<b>Listing #</b> 922055	<b>205 Bear Paw #C404 Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$1,875,000
<b>County:</b> Eagle			



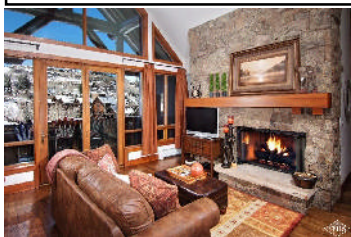
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Bachelor Gulch	<b>Complex/Subdivision</b>	Bearpaw Lodge
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1842 County/Gov't
<b>Baths (FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$977.20
<b>Year Built</b>	2000	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R051776	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$1,800,000	<b>SP % LP</b>	96.00

**Directions** Bachelor Ridge Road past Firelight and Settlers Lodge to Bear Paw Lane - turn left. C Building is immediately to the right of B Building.

**Marketing Remarks** Nestled on the peaceful slopes of Bachelor Gulch, this pristine ski-in/ski-out penthouse offers direct access to Bear Paw Ski Way and Cabin Fever. Upon walking in the door, you're immediately embraced with expansive sweeping mountain views, soaring vaulted ceilings and a beautifully designer furnished residence with flare. Enjoy Apres-Ski on your private deck as you savor the Alpenglow over the Gore Range or relax in the onsite pool and hot tubs as the snowflakes fall gently on the slopes.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$3888.00

<b>Status:</b> Sold 01/30/15	<b>Listing #</b> 922031	<b>180 Daybreak #506 Beaver Creek, CO 81620-0</b>	<b>Listing Price:</b> \$2,145,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Bachelor Gulch	<b>Complex/Subdivision</b>	Snow Cloud Phase I
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	2378 County/Gov't
<b>Baths (FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$883.10
<b>Year Built</b>	2001	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R052628	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$2,100,000	<b>SP % LP</b>	97.90

**Directions** Take Bachelor Gulch Trail through the gate to the 3-way stop by the Ritz. Take a left on Daybreak and go past the Ritz - second building on the right is Snow Cloud.

**Marketing Remarks** Recently refurbished 4-bedroom with 4.5 baths slope side. Snow Cloud available well priced for Snow Cloud and on the slopes with views and a great building to ski-in and ski-out. Access to the Ritz-Carlton Restaurants, spas and pool. Excellent Bachelor Gulch location.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$4740.00





# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/15/15	<b>Listing #</b> 921872	<b>74 Cresta Rd #304 Edwards, CO 81632-0</b>	<b>Listing Price:</b> \$689,000
<b>County:</b> Eagle			



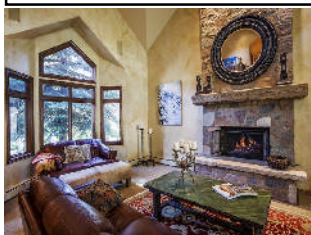
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Arrowhead	<b>Complex/Subdivision</b>	Aspenwood Lodge
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1278 County/Gov't
<b>Baths (FTH)</b>	2 (2 0 0)	<b>Price / Sq Ft</b>	\$502.74
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R047128	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$642,500	<b>SP % LP</b>	93.25

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

**Marketing Remarks** Lovely remodeled 2-bedroom condo at Aspenwood Lodge. With wood floors throughout, granite slab counters, stainless steel appliances, and just steps to the ski lift this condo is the perfect mountainside residence.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$2223.00

<b>Status:</b> Sold 01/30/15	<b>Listing #</b> 917798	<b>60 Windermere Cir Edwards, CO 81632</b>	<b>Listing Price:</b> \$1,935,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Arrowhead	<b>Complex/Subdivision</b>	The Greens of Arrowhead
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3004 County/Gov't
<b>Baths (FTH)</b>	5 (3 1 1)	<b>Price / Sq Ft</b>	\$620.42
<b>Year Built</b>	1992	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R032679	<b>Lot Sq Ft (approx)</b>	6578 ((County/Gov't))
<b>Selling Price</b>	\$1,863,750	<b>Lot Acres (approx)</b>	0.1510
		<b>SP % LP</b>	96.32

**Directions** At the main Arrowhead entrance stop and get gate code. Continue to through first gate and turn right on Windermere Circle. Property is on the right.

**Marketing Remarks** The most convenient location in Arrowhead. A short stroll to Country Club of the Rockies and skiing. Beautifully remodeled fully managed home at The Greens. Excellent open floor plan, master suite on the main floor level with the great room and kitchen.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$2388.00



# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/23/15</b>	<b>Listing # 919707</b>	<b>142 Arrowhead Cir #A-401 Edwards, CO 81632-0</b>	<b>Listing Price: \$2,499,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Condo
<b>Area</b>	Arrowhead	<b>Complex/Subdivision</b>	One Arrowhead Place
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3095 Builder
<b>Baths (FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$759.29
<b>Year Built</b>	2005	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R057886	<b>Lot Sq Ft (approx)</b>	2309 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0530
<b>Selling Price</b>	\$2,350,000	<b>SP % LP</b>	94.04

**Directions** Enter through main Arrowhead security gate and take a left onto Sawatch Drive. Take a left onto Arrowhead Circle. At then end of the circle, park and go through the breezeway. Take the elevator to 4th floor. 401 is at the end of the hall on the left.

**Marketing Remarks** Majestic slope side residence with sweeping mountain views up the slopes from the open great room with vaulted ceilings. This 4-bedroom condominium features a master suite, and a guest suite on the main level. Upstairs are two additional en suite bedrooms. Air conditioning, storage cage and ski lockers are additional benefits of owning in One Arrowhead Place. Just steps to all the exceptional Arrowhead amenities.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$4240.00

<b>Status: Sold 01/08/15</b>	<b>Listing # 917075</b>	<b>83 Eagle River Rd Edwards, CO 81632</b>	<b>Listing Price: \$4,575,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Arrowhead	<b>Complex/Subdivision</b>	Arrowhead River Ranch
<b>Beds</b>	7	<b>Sq Ft (approx)</b>	6555 Appraiser
<b>Baths (FTH)</b>	9 (3 4 2)	<b>Price / Sq Ft</b>	\$638.44
<b>Year Built</b>	2003	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R054992	<b>Lot Sq Ft (approx)</b>	7623 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.1750
<b>Selling Price</b>	\$4,185,000	<b>SP % LP</b>	91.48

**Directions** Home is located in River Ranch at Arrowhead. Last gate on the right going west on HWY 6. Before the Miller Ranch Road stop light.

**Marketing Remarks** There is other Mountain Contemporary Single Family like this one. The customized finish level will astound you. A complete interior and exterior remodel was done to take advantage of the views up and down the river. The perfect floorplan allows main floor living with a master suite. Lower level walk out enjoys a flag stone patio, bar, hot tub, office, work out room and guest suite. The upstairs has 3 large guest suites and a loft. Too many extras to mention, this is a must see!

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$2578.00

February 2015

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# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/16/15	<b>Listing #</b> 920797	<b>11 Tack Rd #B Edwards, CO 81632-0</b>	<b>Listing Price:</b> \$729,000
<b>County:</b> Eagle			



<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>	2517 County/Gov't
<b>Baths (FTH)</b>	4 (3 1 0)	<b>Price / Sq Ft</b>	\$277.71
<b>Year Built</b>	1990	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R032430	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$699,000	<b>SP % LP</b>	95.88

**Directions** Berry Creek Rd past the Golf Course Club. Road changes to Winslow drive around the switch backs and Tack Rd is on your left. The home is immediately on your right.

**Marketing Remarks** Wonderful location in Singletree Community with beautiful western views and amazing sunsets. Adorable open main floor plan with remodeled kitchen and upgraded finishes throughout. Fourth bedroom can be used as a comfortable extra family room instead. Attached garage with spacious mudroom.

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

<b>Status:</b> Sold 01/05/15	<b>Listing #</b> 920537	<b>235 Longhorn Rd #W 1/2 Edwards, CO 81632-0</b>	<b>Listing Price:</b> \$799,000
<b>County:</b> Eagle			



<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>	3	<b>Sq Ft (approx)</b>	3114 County/Gov't
<b>Baths (FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$256.58
<b>Year Built</b>	1994	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R041781	<b>Lot Sq Ft (approx)</b>	7841 ((County/Gov't))
<b>Selling Price</b>	\$799,000	<b>Lot Acres (approx)</b>	0.1800
		<b>SP % LP</b>	100.00

**Directions** From I-70 take Edwards exit and turn north and into Singletree. Follow Berry Creek Road to June Creek Road and turn right. Then turn right onto Longhorn. Duplex will be on the right side. It is the west half.

**Marketing Remarks** Awesome 3-bed, 3.5-bath home with spectacular views of Country Club of the Rockies and Arrowhead Mountain. Perfect open floorplan with great room and master on the main level. Eight-hundred square feet of bonus space in lower level contains a bedroom and bath and family room. Beautiful stone patio and great yard for kids and pets. Over 500 sq. ft. of storage space. This home has it all.

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



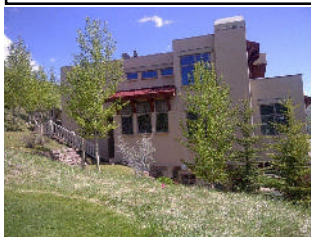
# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/12/15</b> (Listing extended)	<b>Listing # 919939</b> <b>County: Eagle</b>	<b>751 Singletree Rd #28 Edwards, CO 81632-0</b>	<b>Listing Price: \$995,000</b>
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<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Singletree	<b>Complex/Subdivision</b>	Las Vistas At Singletree
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2478 Appraiser
<b>Baths (FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$373.79
<b>Year Built</b>	2005	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R059252	<b>Lot Sq Ft (approx)</b>	9104 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2090
<b>Selling Price</b>	\$926,250	<b>SP % LP</b>	93.09

**Directions** I-70 Edwards round-about to Berry Creek Road easterly past clubhouse to Winslow Road intersection, take the right hand turn which is Singletree Road. Las Vistas is the first left hand driveway, then to #28.

**Marketing Remarks** Air conditioned contemporary mountain living-3 bedroom plus study, 3 1/2 baths, Open floor-plan, Great kitchen and bright living room with wood floors. Fabulous views of Arrowhead, Edwards and Cordillera from large decks and outdoor living spaces. End unit adjacent to open space and overlooking Sonnenalp Golf Course.

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

<b>Status: Sold 01/09/15</b>	<b>Listing # 921656</b> <b>County: Eagle</b>	<b>216 Main St #R-313 Edwards, CO 81632-8128</b>	<b>Listing Price: \$299,000</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 Amber Building Con
<b>Beds</b>	2	<b>Sq Ft (approx)</b>	1206 County/Gov't
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$231.34
<b>Year Built</b>	2000	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R051728	<b>Lot Sq Ft (approx)</b>	741 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.0170
<b>Selling Price</b>	\$279,000	<b>SP % LP</b>	93.31

**Directions** Edwards, Hwy.6 to Riverwalk, east entrance. Unit is above Starbucks. Can access by elevator on north-west side of building to 3rd Floor. Unit #R313.

**Marketing Remarks** Excellent opportunity in Edwards! Great location in the Riverwalk, Amber Building. Top floor, corner unit with many east and south facing windows. 2 bedrooms, each with full bath + 1/2 bath on main level. Condo has many upgrades including slab granite in kitchen. Washer/Dryer in condo. Owner's storage closet on parking level. Underground parking, reserved spaces. Elevator available. Heat included in dues! This is a must see! Deed restricted timeline, call broker for details.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$449.30



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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/05/15	<b>Listing #</b> 921962	<b>34999 Highway 6 #M202 Edwards, CO 81632-0</b>	<b>Listing Price:</b> \$389,000
<b>County:</b> Eagle			



<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>	1589 County/Gov't
<b>Baths (FTH)</b>	3 (3 0 0)	<b>Price / Sq Ft</b>	\$207.68
<b>Year Built</b>	1983	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R031361	<b>Lot Sq Ft (approx)</b>	16509 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.3790
<b>Selling Price</b>	\$330,000	<b>SP % LP</b>	84.83

**Directions** Hwy 6 to Reserve Road. Cross bridge over Eagle River and take a left. M Building is a red in color and 3/4 of the way down on your left. Unit M-202 is the top floor unit on the right side.

**Marketing Remarks** Steps from the Eagle River with spectacular, sunny & panoramic views of the river, woods & meadow. Best location at the Reserve closest to the river. Top floor corner unit in lowest density buiding with only four total units. Rarely available 3 Bedroom, 3 Bath with vaulted ceilings and private top floor master suite with deck.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$1277.10

<b>Status:</b> Sold 01/13/15	<b>Listing #</b> 920212	<b>22 Millers Loop Edwards, CO 81632</b>	<b>Listing Price:</b> \$579,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Edwards Scottsville	<b>Complex/Subdivision</b>	Millers Creek
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2555 County/Gov't
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$211.94
<b>Year Built</b>	1998	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R048976	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$541,500	<b>SP % LP</b>	93.52

**Directions** Hwy 6 to Reserve Rd, turn right into Millers Creek, turn left onto Millers Loop. Home is left side of duplex.

**Marketing Remarks** Only Miller's Creek home on the market! Miller's Creek is a great neighborhood in the middle of the valley with quick access to Avon, Beaver Creek Resort, Riverwalk, and Edwards Village. Quiet, private setting near the Eagle River and Freedom Park. The home has a functional and comfortable layout with an open main level of the kitchen, dining and living area.

**Assoc/HOA Frequency** Quarterly **Assoc/HOA Fee** \$991.00



# Client Summary Report

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/16/15</b>	<b>Listing # 921701</b>	<b>56 Red Tail Dr #A3 Edwards, CO 81632-6402</b>	<b>Listing Price: \$439,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Homestead	<b>Complex/Subdivision</b>	Red Tail Th
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1649 County/Gov't
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$257.73
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R043385	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$425,000	<b>SP % LP</b>	96.81

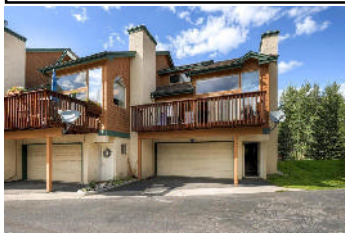
**Directions** Enter Homestead, first rights on lower Edwards Village Blvd. Left into Redtail Townhomes, first building on the left #A3.

**Marketing Remarks** Brand new remodel, new carpet, paint, granite counters, new stainless appliances and more with 2-car garage.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$1112.78

<b>Status: Sold 01/30/15</b>	<b>Listing # 921369</b>	<b>1000 Imperial Dr Edwards, CO 81632</b>	<b>Listing Price: \$449,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Townhouse
<b>Area</b>	Homestead	<b>Complex/Subdivision</b>	Elk Meadows Townhome
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1711 County/Gov't
<b>Baths (FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$251.32
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R044921	<b>Lot Sq Ft (approx)</b>	2004 ((County/Gov't))
<b>Selling Price</b>	\$430,000	<b>Lot Acres (approx)</b>	0.0460
		<b>SP % LP</b>	95.77

**Directions** South at four-way stop in Downtown Edwards onto Edwards Village Blvd. Take right turn (still on Edwards Village Blvd.) Turn into Elk Meadows, turn left. Unit 1000 on left.

**Marketing Remarks** A great opportunity in Elk Meadows! Bright, open main living area on second level includes vaulted ceilings, large deck and fire place. Big garage with plenty of extra storage space. Ownership includes access to Elk Meadows pool and Homestead Court Club (membership required with ownership) for tennis and fitness. Convenient location close to schools and public parks. Short walk to Riverwalk for restaurants, movies and shops. Just 10-15 minutes to Beaver Creek - Vail.

**Assoc/HOA Frequency** Quarterly

**Assoc/HOA Fee** \$885.00

February 2015

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# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/15/15</b>	<b>Listing # 917101</b>	<b>41 Hollis Ln Edwards, CO 81632</b>	<b>Listing Price: \$1,290,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Homestead	<b>Complex/Subdivision</b>	Heritage Park
<b>Beds</b>	6	<b>Sq Ft (approx)</b>	4177 Builder
<b>Baths (FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$313.59
<b>Year Built</b>	2014	<b>Ranch</b>	No
<b>Schedule # (Tax ID</b>	NEW OR UNDER CONSTRUC	<b>Lot Sq Ft (approx)</b>	9148 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2100
<b>Selling Price</b>	\$1,309,866	<b>SP % LP</b>	101.54

**Directions** From Edwards--take Edwards Village Blvd to Homestead Drive, take 2nd right onto Allen Circle, turn at 2nd right into Heritage Park. At stop sign turn left onto Hollis Lane. Lot is 2nd one on the right.

**Marketing Remarks** Beautiful custom single family home available. Designed & situated perfectly for this cul-de-sac lot-the home takes full advantage of its park setting, great views & solar orientation. Modestly modern, the home will be built & certified to the latest Energy Star standards. With 6 BDs & a large upper level bonus room this home includes private main level master, big patio spaces, abundant storage & an oversized garage. Great location & family friendly neighborhood. Many options are available.

**Assoc/HOA Frequency** Yearly **Assoc/HOA Fee** \$1025.00

<b>Status: Sold 01/28/15</b>	<b>Listing # 920589</b>	<b>429 Neilson Gulch Rd Eagle, CO 81631-0</b>	<b>Listing Price: \$609,000</b>
<b>County: Eagle</b>			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Eagle	<b>Complex/Subdivision</b>	Eby Creek Mesa
<b>Beds</b>	4	<b>Sq Ft (approx)</b>	3460 County/Gov't
<b>Baths (FTH)</b>	4 (3 0 1)	<b>Price / Sq Ft</b>	\$172.54
<b>Year Built</b>	1996	<b>Ranch</b>	No
<b>Schedule # (Tax ID</b>	R042318	<b>Lot Sq Ft (approx)</b>	17424 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.4000
<b>Selling Price</b>	\$597,000	<b>SP % LP</b>	98.03

**Directions** From 1-70 Exit Eagle; Go North On Eby Creek Road To Eby Creek Mesa Entrance. Turn left into subdivision, then turn right On Neilson Gulch Road,429 Neilson Gulch Road Is On Right just west of the Mesa loop.

**Marketing Remarks** Views and Privacy! 4 Bed, 3 bath home backs to BLM and features a two story great room, main floor master and huge bonus room above garage. Private entrance to the lower level that offers the flexibility of a media / bedroom and work shop. Oversize two car garage and large back deck off the master.

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

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status: Sold 01/09/15</b>	<b>Listing # 921568</b>	<b>110 Newquist St Eagle, CO 81631-0</b>	<b>Listing Price: \$659,000</b>
<b>County: Eagle</b>			



<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>	6	<b>Sq Ft (approx)</b>	4394 County/Gov't
<b>Baths (FTH)</b>	5 (4 0 1)	<b>Price / Sq Ft</b>	\$143.38
<b>Year Built</b>	2005	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R055015	<b>Lot Sq Ft (approx)</b>	9409 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2160
<b>Selling Price</b>	\$630,000	<b>SP % LP</b>	95.60

**Directions** Sylvan Lake Road to Eagle Ranch Road, turn right, follow past school to Newquist Street, turn right, home is 11th home on the right at the end of the cul du sac.

**Marketing Remarks** Spacious & open with a perfect Eagle Ranch location. Backing up to open space and situated on quiet Cul-de-sac yet close to everything. This home boasts gorgeous finishes & soaring ceilings. Newly refinished 6 oak hardwood floors complement the main level which includes the open kitchen, dining, family room plus the office/den. Large master suite & 3 additional bedrooms comprise the 2nd floor. Lower level includes a large bedroom & full bath, family/recreation room A the art room/6th bedroom

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

<b>Status: Sold 01/29/15</b>	<b>Listing # 921807</b>	<b>80 Palmer Loop Eagle, CO 81631</b>	<b>Listing Price: \$725,000</b>
<b>County: Eagle</b>			



<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>	5	<b>Sq Ft (approx)</b>	3828 County/Gov't
<b>Baths (FTH)</b>	5 (5 0 0)	<b>Price / Sq Ft</b>	\$180.25
<b>Year Built</b>	2006	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R057540	<b>Lot Sq Ft (approx)</b>	11761 ((County/Gov't))
		<b>Lot Acres (approx)</b>	0.2700
<b>Selling Price</b>	\$690,000	<b>SP % LP</b>	95.17

**Directions** Sylvan Lake road, right on Eagle Ranch Road, left on Palmer Loop, second house on the right

**Marketing Remarks** Located on the 10th fairway of the Eagle Ranch golf course. Amazing views across two fairways to the Sawatch Range. Castle Peak views from deck and walk-out basement patio. Beautiful high end finishes throughout, stainless appliances, granite counters, alder cabinets and doors, wide plank wood flooring, and main floor master. Too many other extras to list, call us to hear about all the amazing things this home has to offer

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

February 2015

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# Client Summary Report

Listings as of 02/03/15 at 10:56am

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Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)

<b>Status:</b> Sold 01/28/15	<b>Listing #</b> 921950	<b>1380 Hawks Nest Ln Gypsum, CO 81637</b>	<b>Listing Price:</b> \$349,500
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Gypsum	<b>Complex/Subdivision</b>	Buckhorn Valley Pud
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1660 Builder
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$210.54
<b>Year Built</b>	2014	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R065722	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$349,500	<b>SP % LP</b>	100.00

**Directions** From Eagle head west on Hwy 6, turn left at Cooley Mesa Drive, go past Costco. Left on Buckhorn Valley Blvd, across from airport. Hawk's Nest is located on the left towards the end of Buckhorn Valley Blvd. The model is the furthest north residence.

**Marketing Remarks** Introducing a new home development in Gypsum, Hawk's Nest at Upper Buckhorn Valley. Duplex homes, each with a main floor master with his and her closets, over-sized 2-car garage, family room area, fenced yard and beautiful finishes throughout. Stainless appliances and granite countertops in the kitchen and a gas fireplace facing the living and dining room area. You won't believe the views of the surrounding mountains from these new homes.

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

<b>Status:</b> Sold 01/23/15	<b>Listing #</b> 922070	<b>173 Brook Trout Loop Gypsum, CO 81637-8403</b>	<b>Listing Price:</b> \$195,000
<b>County:</b> Eagle			



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Duplex
<b>Area</b>	Dotsero Colo River R	<b>Complex/Subdivision</b>	Two Rivers Village
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	1520 County/Gov't
<b>Baths (FTH)</b>	3 (2 0 1)	<b>Price / Sq Ft</b>	\$125.00
<b>Year Built</b>	2007	<b>Ranch</b>	No
<b>Schedule # (Tax ID)</b>	R053617	<b>Lot Acres (approx)</b>	
<b>Selling Price</b>	\$190,000	<b>SP % LP</b>	97.44

**Directions** I70 to Dotsero exit. Take frontage road to roundabout. 4th right in round about to Two Rivers Village. Right on Buffalo and then last right on Brooke Trout. Home is on the right.

**Marketing Remarks** A great beginning! This clean and bright 3 bedroom home features a main level master, fully equipped kitchen, 1 car garage and fenced yard. The community offers a clubhouse, pool in the summer and walking trails.

**Assoc/HOA Frequency** Monthly **Assoc/HOA Fee** \$50.00



# Client Summary Report

Listings as of 02/03/15 at 10:56am

Property Type: Residential County: Eagle Status: Sold (1/1/2015 to 1/31/2015)