

Significant Sales

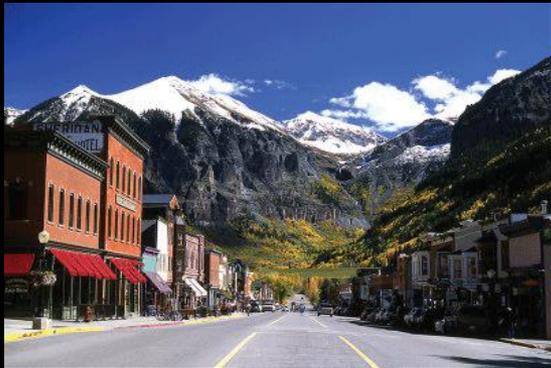
REPRESENTED BY TELLURIDE SOTHEBY'S INTERNATIONAL REALTY



June 2018

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Truly special properties are different at every level and require real estate services that are as well. Telluride Sotheby's International Realty takes great pride in presenting to the world unique places and their stories, and in using our innovative marketing tools, global network and relationships with discerning buyers to perfectly match time-honored properties with those who will appreciate them and give them new life.

Our agents have access to some of the most qualified buyers in the world. Allow us to show you some of the special properties that they have most recently successfully represented .

special properties around the region

217 WEST COLORADO AVENUE, TELLURIDE, CO | \$2,995,000

The iconic Bell Building is located in the absolute heart of downtown Telluride's "Platinum Block".....known for the colorful painted Elephant on its front façade, the 5,000+ square foot existing structure is zoned "Non-Contributing Without Qualifications". This rating is considered the most favorable rating in the Land Use Code as to flexibility for upgrading, changing or re-developing the site. Incredible opportunity to own & create a one-of-a-kind penthouse residence, with super prime commercial space below. There is nothing else left on Telluride's finest block that would again afford such a unique ownership opportunity.



Bill Fandel | Jake McTigue | Lars Carlson

194 SAN JOAQUIN ROAD, MOUNTAIN VILLAGE, CO | \$2,473,000



Exquisitely designed and crafted home by Cottle Graybeal Yaw Architects (Jody Wright) and meticulously built by Richard Wodehouse. Home offers a warm blend of French country inspiration with mountain contemporary. Construction includes the perfect combination of old and new elements with features such as recycled wood floors, recycled French tile floors, French country stone, Alder wood cabinets, limestone baths, poured concrete counters and stainless steel appliances. Many other thoughtful and beautiful touches and elements throughout. Nestled in the woods for ultimate sanctuary. Some views of the San Sophia's from small deck off living room. Walk to skiing. Easy access is just down the street via Teddy's Way

Sally Puff Courtney | Ken Grodberg

107 ROCKY ROAD, MOUNTAIN VILLAGE. CO | \$2,250,000

*T*his exquisite 5 bedroom log and stone home with easy ski accessibility from the Bridges ski run has beautiful expansive Campbell peak views, a year round bubbling stream, a unique third level artist's studio/ flex room high amongst the Aspens, in floor heating throughout, stone fireplace, large decks, and is situated within 1.19 acres of very private beautifully wooded mature Aspen and Colorado blue spruce. Offered below appraisal, with unparalleled serenity and tranquility adjacent to both Hood Park and open space, this estate sized lot is the best valued 5 bedroom ski accessible property in the Mountain Village.



Sally Puff Courtney

627 WEST PACIFIC AVENUE 402, TELLURIDE, CO | \$1,100,000



*J*ust 210 paces to lift 7 and with 4 bedrooms, this penthouse unit also affords the most outstanding views to both the box canyon and the ski mountain. Enduring as a worthy value in today's market, it works well both as a great rental unit with significant income and as a second home for family gatherings. Cornet Creek #402 is versatile, comfortable and appealing. A new kitchen and a new fireplace in the living room add significant appeal to the already airy and roomy feeling which the vaulted ceilings gave this condo from its inception. The over-sized windows and warm south-facing deck off the living room afford great enjoyment of Telluride's iconic mountain views both in winter and summer.

Ray Bowers

10291 44ZS ROAD, NORWOOD, CO | \$1,070,000

Enjoy the Colorado ranch lifestyle with this immaculate four bedroom home set on 76 pristine acres adjoining the National Forest. The residence was custom designed and built for the current owners. Spectacular, up-close views of Lone Cone Mountain are found throughout the residence. Relax on the expansive deck overlooking the large pasture that is home to an abundance of wildlife. The property includes a spacious main house, a large shop, two garages with a total of six bays and two strong-producing wells. An irrigation system maintains the beautiful landscaping. Ideally located on the temperate Wrights Mesa only a ten minute drive to the town of Norwood and a 45 minute drive to the Historic Town of Telluride and the Telluride Ski Resort.

Stewart Seeligson



333 ADAMS RANCH ROAD 1102, MOUNTAIN VILLAGE, CO | \$1,050,000



Terraces 1102 is a beautiful penthouse located directly slope side at the Telluride ski area. This condo has beautiful views, vaulted ceilings and great light. It was recently remodeled with a new modern style finish throughout. The condo also has a loft that is very nice and can easily act as a 3rd bedroom. This is the perfect slope side property being offered turn-key.

Dan Dockray

406 FLAGSTONE LANE, NORWOOD, CO | \$645,000

Newer 3-bedroom home on a private 35-acre setting south of Norwood. Completed in 2013, the home has an open floor plan with main-level master bedroom, two bedrooms on the upper and two-car garage with shop/work bench area at the entry. The open main-level floor plan has vaulted ceilings and two outdoor decks. Interior finishes include hickory floors, custom wood work, granite kitchen tops, and travertine bath. Almost two fenced acres for dogs. Flat terrain is perfect for future equestrian uses and gardening. Lot is situated at the end of the Flagstone Lane, offering privacy and tremendous Lone Cone, Dolores peak views. National Forest access is just across from The Meadow's entrance and road to Beaver Park is just to the east offering extensive year-round recreational opportunities.



Nels Cary | Peggy Raible

136 COUNTRY CLUB DRIVE, UNIT 346, TELLURIDE, CO | \$507,000



Peaks 346 is the BEST condominium unit at the Peaks! 346 offers a brand new kitchenette which includes a Bosch convection oven, two burner induction cooktop, Kitchen Aid architect series under counter refrigerator, Bosch dishwasher and beautiful solid slab granite countertops. 346 has three expansive decks and incredible views to Wilson Peak. Enjoy all of the benefits of the Peaks Hotel & Spa from this wonderful full ownership condominium.

Gavin | Lara Knoerr

highlights from around the region...

- *TELLURIDE SIR* was involved in 32.4% of the total sales YTD.
- *TELLURIDE SIR* was involved in:
 - 39.5% of all Town of Telluride Condo sales YTD.
 - 71.4% of Town of Telluride single-family home sales YTD
 - 50.0% of all Mountain Village single-family home sales YTD.
 - 60.0% of all Mountain Village Condo sales YTD.
- *TELLURIDE SIR* has participated in 51.2% of the total dollar volume in sales YTD.

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Access to all properties in the Telluride MLS



FEATURES OF SIR MOBILE

- GPS Search: Find the closest homes to wherever you are with the ability to search globally in 56 countries.
- Map Draw Tool: Draw your own custom search.
- Amazing full-screen photos of some of the world's most distinctive homes
- Driving directions to the homes that interest you.

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Over 35 real estate professionals with an average of over 15 years in the market

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