

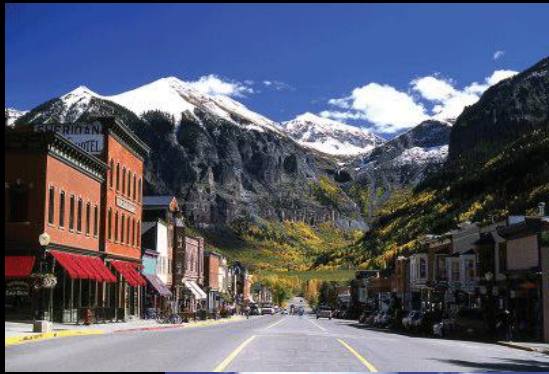
Significant Sales

REPRESENTED BY TELLURIDE SOTHEBY'S INTERNATIONAL REALTY



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telluridesothebysrealty.com
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*T*ruly 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

3289 LAUGHING DOG ROAD, PLACERVILLE, CO | \$3,250,000

*P*rivacy and seclusion are just two attributes of this impeccable equestrian compound located at Specie Mesa Ranch. Situated amongst serene aspen, Laughing Dog Ranch defines ranch living at its finest. Comfortable, elegant interiors splashed with abundant light bring the outdoors in and provide an ideal sense of balance. Six separate structures, perfectly positioned, allow for a variety of recreational pursuits. Enjoy work-outs in the exercise room, flex room or office, tending your garden in the green house, and saddling up the horses to explore 104 gorgeous acres

Stewart Seeligson



124 LAWSON POINT, MOUNTAIN VILLAGE, CO | \$3,200,000



*O*ffering a spacious open floor plan, this impressive Mountain Village home features stunning views of the San Sophia ridge. Five ensuite bedrooms offer plenty of space for family and friends and include a bunk room and two master suites with views of the Wilson Range. The lower level family room is great for entertaining with wet bar, gas fireplace and deck leading to private hot tub. Additionally there is an oversized two-car garage, large ski storage room, and separate laundry room. With its beautiful design and finishes, this great home truly has all you could ever want in a mountain ski retreat.

Sally Puff Courtney | Dan Dockray

525 DEPOT AVENUE, UNIT C, TELLURIDE, CO | \$3,095,000

Luxury and modern elegance defines this 4 bed 4.5 bath exclusive newly built Telluride townhouse. High end appliances and great "scene" lighting highlight a well designed modern kitchen and open floor plan. Grand views of the ski area, Telluride skyline and the surrounding mountains can be seen from 4 different heated decks and well placed windows. All details such as a stylish glass elevator with access to all 4 floors, select materials, including beautiful white marble and quartz waterfall counter tops were carefully considered and must be seen to appreciate. Depot Ave. is one of Telluride's most desired areas and is a short walk to the gondola, great restaurants, shopping and the one of a kind beauty of Main St Telluride while offering the peace and tranquility Of the San Miguel.

Gavin



137 TRISTANT DRIVE, MOUNTAIN VILLAGE, CO | \$2,100,000



This may very well be THE premier unit of the entire Tristant neighborhood. Tucked away at the end of the road, this unit has the feel of a standalone home and true ski out access. With what is considered by many to be the most desirable floorplans out of all of the Townhomes on the Creek units, this spacious log stunner has an open floor plan with contemporary counters and stainless appliances, a grand log fireplace, private hot tub, bonus living area, and sweeping views from every room, including each of the four bedrooms. In-floor heat, large master suite with office, one car garage, lovely deck, and brand new furnishings throughout round out this truly impeccable turnkey townhome.

Stewart Seeligson

12 TRAILS EDGE LANE, UNIT 4, MOUNTAIN VILLAGE, CO | \$1,575,000

*A*n incredible condominium with commanding views to the north and toward the ski area. Direct elevator access. Completely turn key. Air-conditioned with humidification. Large east facing deck. Easy ski access. Across the heated street from the grocery store and gondola. New town park planned at the entry to Trails Edge. HOA dues cover everything except electricity, taxes and interior insurance.

Dan Dockray



683 WEST PACIFIC AVENUE, UNIT 203, TELLURIDE CO | \$1,525,000



*L*ocated directly across the street from Lift 7 and the San Miguel River, this luxury condo is ideal for all seasons! Completely remodeled in 2008 with custom cabinetry and built-ins throughout, high-end appliances, Berber Wool Carpet and Flagstone floors, Graysill 203 is one-of-a-kind. Occupying two levels, this three bedroom condo has one bedroom and bath on the main level with the kitchen, living and dining area; on the upper level, there is a master bedroom and bathroom and a guest bedroom with an ensuite bathroom, a heated private covered deck and a separate office.

Sally Puff Courtney

134 SOUTH TOMBOY ROAD, UNIT 8, TELLURIDE, CO | \$1,125,000

Total remodel including a new floor plan with two Master Bedrooms. Penthouse with vaulted ceilings and lots of windows facing south, east and north. Nice views of Ajax, Bear Creek and the Ski Area. Great location just steps to skiing and shopping. Secure building with heated parking, ski locker, common new hot tub and atrium with gas fireplace, fully landscaped enclosed back yard and healthy home owner's association,

Sally Puff Courtney | Allison Moore



420 AMY WAY, RIDGWAY, CO | \$780,000



One of the most sought-after neighborhoods in Ridgway, Colorado! This 4 bed 3 bath custom home sits on two oversized lots with unobstructed views over open space to the Cimarron mountain range. You'll enjoy alpenglow sunsets and access to a trail which leads to all downtown Ridgway has to offer. The kitchen is finished to satisfy the most discerning chef with Wolf and Viking appliances.

Sue Berg

620 MOUNTAIN VILLAGE BLVD, UNIT 3D, MOUNTAIN VILLAGE, CO | \$615,000

Turn-key one bedroom ski condominium located in the Mountain Village Core with protected views of Palmyra Peak and the Ski Area. Easy access to skiing, golf, restaurants, and the Gondola to Telluride. The unit comes very well appointed and with a deeded parking space and private ski locker in the lobby entrance. This unit is exceptional for the Palmyra Building in that it is 30% larger than most other one bedroom units in the complex.

Matthew Hintermeister



highlights from around the region...

- *TELLURIDE SIR* was involved in 30.6% of the total sales YTD.
- *TELLURIDE SIR* was involved in:
 - 40.0% of all Town of Telluride Condo sales YTD.
 - 54.2% of Town of Telluride single-family home sales YTD
 - 41.7% of all Mountain Village single-family home sales YTD.
 - 58.4% of all Mountain Village Condo sales YTD.
- *TELLURIDE SIR* has participated in 46.2% 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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Six offices throughout Telluride and Mountain Village

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

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The exceptional.

The unique.