

Significant Sales

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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

398 WEST COLORADO AVENUE, TELLURIDE, CO | \$7,444,000

A very rare opportunity to purchase a commercial building in downtown Telluride that includes HARC and Town approved full plans to complete a 6,705 square foot residential penthouse. Located on the corner of Aspen and Colorado, just 1.5 blocks from the Gondola, the building sits on a double lot at the entry to Telluride's business district. Properties to the west of the building are residential and dramatically lower in height. From the future penthouse, views will encompass Ajax Peak, Ballard Mountain, the Telluride Ski Resort, and the iconic San Miguel County Courthouse.

Rick Fusting | Lars Carlson



8121 PRESERVE DRIVE, TELLURIDE, CO | \$7,437,500



Enjoy the feel of a private ranch on the mesas without the drive time, located only 5 minutes from Mountain Village and 12 minutes from Telluride. This idyllic residence affords contemporary finishes with timeless rustic accents that provide a warm living experience with massive views of Wilson Peak and Sunshine Mountain. The home has two guest wings that can be opened up to accommodate extended family and friends or the home lives comfortably for two by simply enjoying the master bedroom located above the kitchen, dining and living room. This idyllic 28 acre compound bordering USFS includes a 7 bedroom main residence, two guest cottages, caretaker's residence, horse barn, paddle tennis court and a deeded parking space with storage in Mountain Village for convenient access to skiing.

Ken Grodberg

526 WEST COLORADO AVENUE, TELLURIDE, CO | \$2,940,000

*T*his residence is a five-bedroom, four bath, partially historic family home with office and fully remodeled guesthouse, only a few blocks from the Gondola Station and Lift #7. It features unobstructed southern views of the ski area with two south-facing, sundrenched decks off the dining/ living room area and the master bedroom suite. The main house has an enormous, walkout basement with south-facing windows and a nanny's apartment. The guesthouse has a bedroom, full bathroom, and loft. This estate property is perfect for full-time resident families or second homeowners and is in move in ready condition, or if you prefer, it could be remodeled.



Kevin Holbrook

125 CORTINA DRIVE, UNIT 12 , MOUNTAIN VILLAGE, CO | \$2,600,000



*T*he Villas at Cortina are an enclave unlike any other. Offering great ski-in/ski-out and trailside access via the Sundance ski run, these beautifully crafted residences offer the finest of finishes and fixtures. The expansive windows showcase the stunning views of the mountains and the exquisite interiors appeal to the most discriminating buyers. The mountain modern design offers a mix of clean lines with a nod to the historical ranch past. Touches include reclaimed antique pine floors, top-of-the-line appliances and multiple fireplaces.

Sally Puff Courtney | Lara Knoerr

239 EAST GALENA AVENUE, TELLURIDE CO | \$1,830,000

Located in the heart of the Town of Telluride, the main 3 bedroom residence built at the turn-of-the-century is free of historic restrictions. An additional charming historic dwelling on this large prime corner lot is a gem. Outstanding views from this lofty location on the sunny side of town. The main residence is a 3 bedroom two-story with vaulted ceilings, dormers and decks overlooking the Bear Creek canyon, to the Ski Area and the famed box canyon with Ajax Peak.



Lorrie Denesik | Dan Dockray

233 BENCHMARK DRIVE, MOUNTAIN VILLAGE, CO | \$1,815,000



This beautiful Mountain Village home can't be beat at this price. Enjoy the expansive deck with views of the San Sophias. This Mountain Retreat offers an open kitchen design and great room which caters to easy family living and entertaining. 3 bedrooms and a den/flex room allows for everyone to be comfortable. Great location with a short walk to the ski run, two car garage and a hot tub. This property won't last at this price, come and see it before it is gone.

Ken Grodberg

112 LOST CREEK LANE, UNIT 4, MOUNTAIN VILLAGE, CO | \$1,666,000

*T*his sunny 2,406 square foot end-unit has an ideal Core location, just steps from skiing and a short 4 minute walk to the Gondola. In perfect condition and fully furnished, the 3 bedroom, 4 bath unit offers big windows with San Sophia views, two decks, a private exterior entry, and interior private elevator access from the heated parking garage directly to the unit. The complex has low HOA dues and excellent rental potential

Rick Fusting



108 LODGES LANE, UNIT 4, MOUNTAIN VILLAGE, CO | \$1,595,000



*B*eautiful ski-in/ski-out townhome on the Sundance Ski run! Three bedroom, three bath with loft; this condo lives like a single family home and includes views of the Ski hill and stunning San Juan sunsets. Deck and patio space allow room to enjoy the outdoors from the home as well as store all needed gear for adventuring in the large garage and ample closet space inside the home.

Dan Dockray

764 PROSPECT AVENUE, TELLURIDE, CO | \$1,575,000

A short walk takes you straight to the lifts from this spacious 4 bedroom, 3.5 bath home. Excellent as a short-term rental property, the home enjoys great natural light and an open-plan living level featuring vaulted ceilings, a wall of sunny windows and a walk-out porch with stellar views of the Telluride Ski Area and Ballard Mountain. Located in a quiet neighborhood, steps from the grocery store and just across the street from the Valley Floor open space for easy access to running and biking trails, SUP entry and take-out, cross-country skiing, and fishing



Rick Fusting | Jake McTigue

507 WEST COLORADO AVENUE, TELLURIDE, CO | \$1,500,000



Situated in the heart of historic Telluride, this duplex residence offers a wealth of opportunities. Two bedrooms and two baths on each of the upper and lower flats. Rent the individual residences as an investment property or live in an excellent investment property that over time may be re-developed at your discretion. Out the front door you may walk to skiing and downtown's restaurants and shops. Private, off-street parking in the back for 2+ cars.

Jake McTigue

107 SUNNY RIDGE PLACE, MOUNTAIN VILLAGE, CO | \$1,365,500

*T*his stand alone cabin at See Forever has recently gone through a major remodel. The cabin offers incredible light, views and feel. Walk into this light and bright cabin and enjoy views of the ski area, Wilson and sunsets. The open floor plan has a mountain chic feel with high end appliances, in-floor radiant heat and on grade convenient access to the Gondola. A single family feel with amenities and hassle free ownership. Excellent potential rental income. Expansion potential on lower level and fully furnished and move in ready.



Corie Chandler

535 WEST PACIFIC AVENUE, UNIT D, TELLURIDE, CO | \$1,300,000



*B*eautiful three bedroom condo in a small complex of six units. Big views of the ski resort from the double story windows in the great room. Located in the historic residential neighborhood of W Pacific Avenue just steps away from some of Telluride's favorite restaurants and only a short walk to two different ski lifts and the Gondola.

Lars Carlson

TBD COUNTY ROAD 23, RIDGWAY, CO | \$1,250,000

The Uncompahgre River runs through this private and pastoral 151+-acre (60 irrigated) valley floor ranch and agricultural property located just outside Ridgway, Colorado. With mountain views; historic structures; several grassy meadows; a mix of aspen, stately Cottonwood and magnificently large lodge pole pine, this parcel conveys the old west. Perfect for a horse property or agricultural uses, the property has several building sites, ditch rights, approximately 60 acres of irrigated pasture and the majestic river running through it.



Nels Cary | Peggy Raible

107 WEST COLUMBIA AVENUE, UNIT 11, TELLURIDE, CO | \$1,245,000



Leave the hustle and bustle of Telluride behind when you enter this luxurious, garden-level residence that's located within a block of Main St. This beautifully remodeled 3 bedroom Miners Union flat offers fantastic views from one of the most historic condo complexes in town, yet is cozy, private and very quiet. Remodeled in 2008, this single level condominium features high end finishes, a great floor plan, a private outdoor patio, lots of storage, and close proximity to all Telluride has to offer.

Lars Carlson

240 SOUTH MAHONEY DRIVE, UNIT 10, TELLURIDE, CO | \$1,175,000

*T*he last unit available from the Final Phase at Owl Meadows! Townhome #10 Brand new luxurious construction. Ready for occupancy on October 1, 2018. This luxurious unit offers three bedrooms and three and one-half baths. Featuring a high-end "Mountain Modern" finish level throughout with quartz countertops, white subway tile, custom built in's, stainless appliances, steam shower, Oak wood floors and much more! Just a short walk to Skiing Lift 7 of the Telluride Ski Resort, the San Miguel River Trail and Clarks Market. Offering an excellent view of the San Miguel Valley Floor down the private driveway.



Teddy Errico

210 SOUTH SUNSET DRIVE, TELLURIDE, CO | \$1,150,000



*H*igh quality construction and built in 2007. This wonderful family home offers 4 large bedrooms and 4.5 baths with a one car garage. Located just a mile from the town of Telluride. The home boasts all day sunshine, unobstructed views and high end finishes. In-floor radiant heat and air conditioning.

Sally Puff Courtney | Allison Moore

240 SOUTH MAHONEY DRIVE, UNIT 11, TELLURIDE, CO | \$926,000

*P*riced below the last five sales at Owl Meadows, while offering new luxury construction, Unit #11 of the Final Phase at Owl Meadows is now available! Townhome #11 offers a high-end finish level throughout in a "Mountain Modern" theme, with quartz countertops, custom built in's, stainless appliances, subway tiled baths, steam shower, Oak wood floors and much more! Just a short walk to Skiing, the San Miguel River Trail and Clarks Market.

Teddy Errico



917 PORPHYRY LANE, OPHIR, CO | \$657,600



*G*reat East Ophir Home with excellent solar exposure and 360 degree views. 917 Porphyry St. sits high in the valley and has recently been transformed by a fresh new remodel of the exterior including new stone work, a new garage door, new deck and new woodshed. The upstairs main living area has been completely redone and includes a full kitchen remodel with new appliances, cabinets and soapstone countertops, new stone entrance ways, new bathrooms, new doors and hardware , new carpeting, new wood flooring, and new lighting.

Brian Gavin

295 SKY MOUNTAIN RANCH ROAD, PLACERVILLE, CO | \$799,000

*T*his is a one of a kind mountain property. Located just 30 minutes from the ski resort and mountain community of Telluride Colorado. This property enjoys a secluded location with wilderness views on a beautiful 35 acre lot. The home was custom built in 2006 with beautiful finishes, vaulted ceilings and an incredible spacious master bedroom. Live the life you have dreamed in the San Juan Mountains at this beautiful mountain home.

Dan Dockray



highlights from around the region...

- *TELLURIDE SIR* was involved in 31.4% of the total sales YTD.
- *TELLURIDE SIR* was involved in:
 - 40.8% of all Town of Telluride Condo sales YTD.
 - 56.5% of Town of Telluride single-family home sales YTD
 - 42.9% of all Mountain Village single-family home sales YTD.
 - 59.4% of all Mountain Village Condo sales YTD.
- *TELLURIDE SIR* has participated in 47.8% of the total dollar volume in sales YTD.

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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
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