

BEST DEALS IN LUXURY REAL ESTATE | BOOST YOUR HOME'S CURB APPEAL

COLORADO HOMES

LIFESTYLES™

30th
ANNIVERSARY



Real Estate:
INSIDER'S TIPS
FOR **Buyers & Sellers**

\$4.95US 04>



74470 03343 1

Best Deals in Luxury Real Estate

We hear it all the time: It's a buyer's market. So we asked realtors across Colorado to show us properties that are real steals in the luxury market. If you're looking for a beautiful home that's a (relative) bargain, consider making one of these properties your new address.



\$27,500,000

MEANWHILE/... RANCH, SNOWMASS CANYON

WHAT MAKES A \$275-MILLION RANCH A BARGAIN?

For starters, this type of property can never be replicated because of restrictions established by Pitkin County's Land Use Code. Plus, the combination of old buildings, new construction, senior water rights and workable ranch land makes this property unique on the market. Set against a backdrop of red-rock spires in Snowmass Canyon, Meanwhile/... Ranch offers 58 acres of sheer beauty. The Adirondack-style main lodge comprises 12,000 square feet, which include four bedrooms and six baths, an expansive great room with 35-foot ceilings, and a wrap-around library on the second floor. The property also includes a guest house built in 1911, a "settler's cabin" built in 1888, a 10,000-square-foot indoor equestrian arena, a three-stall barn with tack room, an auto showroom/workshop and a hay barn.

Gary Feldman, Joshua & Co.,

Exclusive Affiliate of Christie's Great Estates, Aspen, (970) 205-2222 ▶





\$2,497,000

100 S. UNIVERSITY BOULEVARD #7, DENVER

The bank appraised this resort-inspired house at \$4 million, making it one of Cherry Creek's hottest deals. With more than 7500 finished square feet, this home has top-notch finishes, including hand-finished walls with Venetian plaster, antique French terra cotta pavers, a solid black walnut spiral staircase with a hand-forged wrought-iron railing, and wide-plank black walnut floors. But its best feature is its outdoor living area, complete with salt-water pool and Jacuzzi, fireplace, gas fire pit and bubbling water fountain.

Dawn Raymond, Coldwell Banker Devonshire, Denver, (303) 777-7177



\$775,000

6025 SOUTH CHESTER WAY, GREENWOOD VILLAGE

Completely remodeled, this five-bedroom, five-bath home in Greenwood Village is priced at 15 percent less than 2009's dollar-per-square-foot values in the area. The home is within walking distance of Cherry Creek Reservoir and Cherry Creek High School, lauded as one of the nation's best public schools. We love the mature trees, easy access to I-25 and updated finishes.

Derek Rinetti, Perry & Co., Denver, (303) 370-5786





\$1,995,000

41500 RCR 129, STEAMBOAT SPRINGS

Originally priced at \$2.595 million, this home, on a 35-acre ranch in Steamboat, is a screaming deal. The accompanying state-of-the-art equestrian center includes a new seven-stall horse barn with a 12-by-24-foot tack room, loft for hay storage and heated wash rack. Horse-lovers will appreciate the 60-foot round training pen and the 100-by-200-foot outdoor arena. Best of all, the ranch is just a few short miles from Steamboat's charming downtown, a rarity on the market today.

Pam Vanatta, Prudential Steamboat Realty, (970) 879-8100 ▷



\$3,995,000

ASPEN SHANGRI-LA

Originally priced at \$5,800,000, this home is the most inexpensive five-bedroom home within walking distance of downtown Aspen on the market at press time. Its 4,700-plus square feet include five bedrooms, seven-and-a-half baths (including his and hers master baths with steam shower), two fireplaces and comfortable living space.

Eric Cohen, Morris & Fyrwald

Sotheby's International Realty, Aspen, (970) 948-3288



MICHAEL BRANDS, MOUNTAIN HOME PHOTO



MICHAEL BRANDS, MOUNTAIN HOME PHOTO

\$8,495,000

TWO CREEKS SKI RETREAT, SNOWMASS VILLAGE

A steal in one of Snowmass Village's most sought-after neighborhoods—a nearby home with similar square footage and finishes recently sold for \$12.9 million—this five-bedroom, five-and-a-half-bath single family home will be sold furnished. It offers ski-in, ski-out access to the Cascade Trail (the main run in the Two Creeks development), lovely architecture, a secluded location and great outdoor spaces.

Maureen Stapleton, Morris & Fyrwald

Sotheby's International Realty, Aspen, (970) 925-6060

\$2,695,000

21500 GREEN RIDGE COURT, STEAMBOAT SPRINGS

This 7,000-square-foot home's listing price has dropped by \$900,000, making it a bargain in one of the country's best ski towns. Located in The Meadows at Stagecoach, the custom home sits on more than 20 acres adjacent to the National Forest. Perks include a gorgeous kitchen with Gaggenau gas cooktop, Miele steam oven and built-in Miele espresso machine; a 600-bottle "secret" wine cellar with separate tasting room; a one-bedroom guest apartment over the three-car garage; and a covered deck with outdoor fireplace.

Pam Vanatta, Prudential Steamboat Realty, (970) 879-8100 ▷





MICHAEL BRANDS, MOUNTAIN MOHE PHOTO

\$6,999,000

RED BUTTE, ASPEN

If there is such a thing as a deal in Aspen, this is it. At press time, this beautiful estate was the least expensive home per square foot on the market in Aspen. It sits on a one-acre corner lot with views of Ajax Mountain and easy access to the Roaring Fork River and Rio Grande Trail. The main house offers six bedrooms, six full baths and two half-baths, a theater and great space for entertaining. A detached caretaker studio with bath also sits on the property.

Eric Cohen, Morris & Fyrwald

Sotheby's International Realty, Aspen, (970) 948-3288

\$1,595,000

805 ANDORRA ROAD, CORDILLERA, EDWARDS

In the exclusive Cordillera community not far from Vail, this home offers some of the amenities you'd find in a larger, more expensive home: seven acres of land at the end of a cul-de-sac, views of the surrounding forest and mountains, and high-end finishes in the kitchen and bathrooms. The home's relatively small footprint—almost 3,700 square feet—accounts for its lower-than-average price tag, but the home could be the right find for a buyer who wants big-house amenities in a smaller space.

Jeanine Hallenbeck, Slifer Smith & Frampton Real Estate, Edwards, (970) 926-3505 ▶



MIKE BRADBURY