

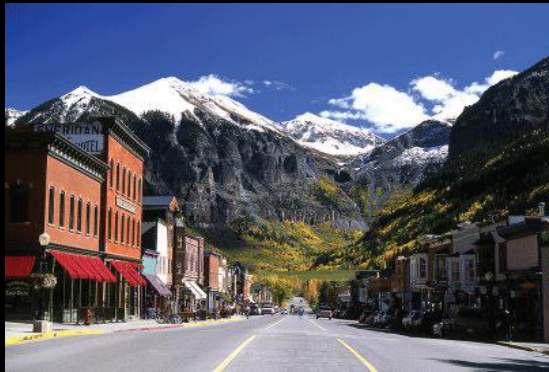
Significant Sales

REPRESENTED BY TELLURIDE SOTHEBY'S INTERNATIONAL REALTY



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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

501 WEST PACIFIC AVENUE, TELLURIDE, CO | \$4,200,000

*T*his exquisitely built home has all of the attributes and amenities you need for a primary residence, 2nd home or vacation rental. Live in the spacious guest house while renting out the main house. The "Sylvanite House" is well sited on a double, corner lot and boasts a 2 car garage, wine cellar, incredible views and full sun. Walk to everything. Turnkey furnished and move-in ready

Henry Lystad/ Kevin Holbrook



101 CHRISTINA'S WAY, MOUNTAIN VILLAGE, CO | \$3,400,000



*T*he Basque Retreat is a treasure that blends European refinement with rustic mountain elegance. Adorned with mesquite floors, reclaimed trusses and native stone, this unique residence boasts flawless craftsmanship. Natural light immerses the living spaces through oversized windows framing exquisite views of Palmyra Peak, Gold Hill and the Telluride Ski Area. Two master suites with elegant bathrooms and stone fireplaces, are situated on opposite ends of the home providing the utmost privacy. Custom furniture, elegant candelabras, 2,800 SF of heated outdoor decks, and an outdoor spa with indoor sauna rounds out this exceptional offering.

Bill Fandel

125 CORTINA DRIVE, UNIT 1, MOUNTAIN VILLAGE, CO | \$1,704,900

The Villas at Cortina is beautifully crafted, intimate enclave of signature residences within Telluride's exclusive Mountain Village. Located directly trailside along the groomed slopes of the Sundance ski run, the property offers breathtaking views of the dramatic San Sophia Ridgeline and Telluride Ski area. Each residence offers a unique floorplan, featuring exquisite finishes, fixtures, fireplaces and flooring which will satisfy the most discriminating tastes, while common amenities include a heated pool, hot tub, club room, private ski lockers and heated underground parking. The project's developers, Eastern Partners of Dallas, Texas, have a deep commitment to the region and the project's continued success.



Bill Fandel / Mark O'Dell / Jake McTigue

398 SOUTH DAVIS STREET, UNIT W101, TELLURIDE, CO | \$1,565,000



Like No Other-The Auberge Residences at Element 52-Located on a ski-in/ski-out site at the base of the Telluride Ski Resort, within the newly completed/ Auberge Resorts-managed property, this one level two bedroom residence offers exceptional details throughout, complimented by stone & plaster walls. Walnut & stained concrete floors, punctuated by the finest fixtures & appliances. Centrally located near the Private Spa and Ski Concierge. The property's amenities also include a private ski lift, heated pools, Guest Reception, lobby and bar area.

Lars Carlson

632 WEST COLUMBIA AVENUE, UNIT D, TELLURIDE, CO | \$1,555,000

*R*ecently remodeled with beautiful mountain modern accents, this comfortable 3 bedroom, 3 bathroom (plus loft) condominium is ideally located on the west side of town including a universally preferred southern exposure. Enjoy beautiful 4 season views from the living room, master bedroom and two spacious decks of Ballard Peak and the Telluride ski area plus winter views of the box canyon. Underground parking, a generous size storage locker plus a common area rec room and work-out room for Charlies place unit owners round out this superb Town of Telluride opportunity for a second home owner or year-round resident.

Sally Puff Courtney



449 WEST GALENA AVENUE, UNIT 1, TELLURIDE, CO | \$940,000



*A*hideaway in the heart of town, this 3-bedroom residence lives like a single-family home. The quiet, well-landscaped yard offers a private sanctuary perched above a bubbling stretch of Cornet Creek, the perfect place to watch expectant skiers ascending Chair 7 or gaze at the evening sun as it slowly sinks below the horizon. The handcrafted mahogany front door leads into a warm and inviting interior space with antique chestnut flooring, halogen lighting and significant upgrades throughout. French doors lead to a south-facing, lower-level patio, and a private deck off of the master bedroom provides an ideal place to take in the surrounding beauty of Telluride and the Ski Area.

Rick Fusting/ Mark O' Dell

409 BENCHMARK DRIVE, LOT 320, MOUNTAIN VILLAGE, CO | \$800,000

*G*Next to 24 acres of open space, this homesite with easy ski access has some of the most desirable qualities for a very competitive price. BEAUTIFUL VIEWS open wide from Wilson Peak to the western Sneffels Range with spectacular western sunsets across the open space of Hood Park in between. SKI ACCESS is exquisite whereby it requires a short walk of only 20 paces to where you put your skis on to head on to Bridges Ski Trail and only about 105 paces from where you take your skis off from Galloping Goose Trail to walk in to the lot. There's a perfect driveway entry spot to lead one into the level to GENTLY SLOPING TERRAIN (easy construction) replete with an ATTRACTIVE GROVE of aspens and fir tree



Ray Bowers

highlights from around the region...

- *TELLURIDE SIR* was involved in 33.8% of the total sales YTD.
- *TELLURIDE SIR* was involved in:
 - 39% of all Town of Telluride Condo sales YTD.
 - 50% of Town of Telluride single-family home sales YTD
 - 100% of all Mountain Village single-family home sales YTD.
 - 78% of all Mountain Village Condo sales YTD.
- *TELLURIDE SIR* has participated in 44.1% 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
- 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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