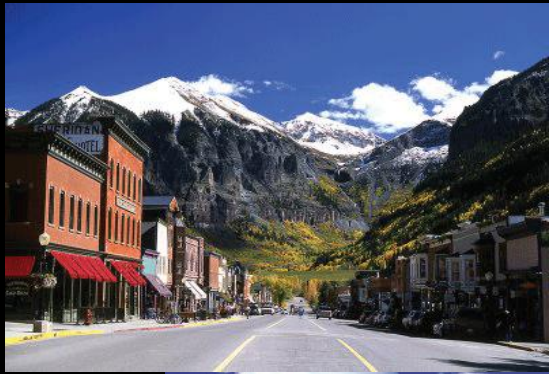


Significant Sales

REPRESENTED BY TELLURIDE SOTHEBY'S INTERNATIONAL REALTY



May 2016
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

222 SOUTH OAK STREET, TELLURIDE, CO | \$4,100,000

Unique opportunity for a redevelopment parcel with the ability to create 3 separate single family homes or a family compound consisting of 75 feet frontage on South Oak St, equal to 3 city lots, steps from the Gondola. The location of this property is phenomenal, this type of opportunity does not become available very often. Located on the very coveted South Oak Street with convenient proximity to skiing, resting right in the heart of downtown Telluride. After discussions with Town HARC staff it is reasonable to assume that the town would agree with a redevelopment creating three distinct single family structures moving and incorporating the historic structures into the new residential structures.

Ken Grodberg



568 MOUNTAIN VILLAGE BLVD, RESIDENCE 438, MOUNTAIN VILLAGE, CO | \$1,525,000



Uncompromising, Full-Service, Slopeside Living...AT LAST! Madeline Residences, Telluride's only four-diamond, full-service ownership opportunity, features beautifully finished and furnished residences with only the highest quality including granite countertops, beautiful new white oak flooring, travertine floors in the kitchens and baths, Wolf and SubZero kitchen appliances, Kohler Bath Fixtures, and AIR CONDITIONING! This beautiful and spacious corner 3 Bedroom/3.5 Bath fully-furnished Madeline Residence features 2 glorious decks. The impressive master suite offers views of Wilson Peak, a direct view of the Telluride airport/Last Dollar/Grayhead and Telluride's unforgettable sunsets. The second deck adds lounge living space off the guest bedroom. The third bedroom offers a lock-off opportunity.

JJ Ossola / Tracy Boyce

757 SMUGGLER AVENUE, UNIT 1, TELLURIDE, CO | \$1,050,000

*T*houghtfully designed three bedroom and three full bath residence perfectly located within the Town of Telluride; close to lift 7, the market, schools and an easy walk to downtown stores and dining. The master suite opens to a deck with a hot tub. Views from the kitchen, living and dining areas are of the ski area as well as the box canyon to the east. A perfect home for a local family or vacation homeowner.

JJ Ossola



TBD GOLD HILL 233A , TELLURIDE, CO | \$717,500



*W*ith great views to the north of the San Sophias, this fantastic ski access lot offers a great building site on a knoll located on a private cul-de-sac. It is within walking distance to Double Cabins Ski Trail, the Gondola and the MV market. This is an excellent value for the buyer looking for great views, ski access and location.

Lars Carlson/ Ken Grodberg

250 SOUTH PINE STREET, UNIT 103S TELLURIDE, CO | \$705,000

*F*antastic views of Ajax and Ingram Falls and a this Ballard condo is located in downtown Telluride! It is just a short walk to the Gondola, Bear Creek Trailhead, and the river trail leading to Town Park. A heated, deeded parking spot, as well as, a designated ski locker are included.

Rick Fusting



118 LOST CREEK LANE, UNIT 504, MOUNTAIN VILLAGE, CO | \$660,000



*L*umiere 504, is a very private corner unit featuring double loaded views with 2 private decks , superior finishes and furnishings , fitness center , private owner' ski valet/lockers and all the great amenities that is LUMIERE.

Peggy Raible

highlights from around the region...

- *TELLURIDE SIR* was involved in 31.8% of the total sales YTD.
- *TELLURIDE SIR* was involved in:
 - 36.4% of all Town of Telluride Condo sales YTD.
 - 44.4% of Town of Telluride single-family home sales YTD
 - 66.7% of all Mountain Village single-family home sales YTD.
 - 75% of all Mountain Village Condo sales YTD.
- *TELLURIDE SIR* has participated in 35.8% of the total dollar volume in sales YTD.

Anytime. Anywhere. Anyplace.

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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*Artfully uniting
extraordinary homes with
extraordinary lives.*