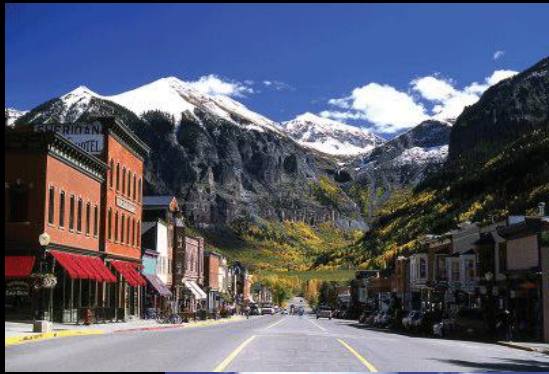


Significant Sales

REPRESENTED BY TELLURIDE SOTHEBY'S INTERNATIONAL REALTY



December 2017
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

465 SOUTH PINE STREET, AJAX, TELLURIDE, CO | \$5,700,000

*B*ear Creek Reserve is Telluride's newest offering of 5 bedroom single-family homes gathered at the entry to the pristine Bear Creek Valley. These three residences – wrapped in untouched nature - offer floor plans reflective of the lifestyle of today's adventure driven family. Each residence enjoys bright and spaciouly contiguous living, kitchen and dining areas. Expansive decks on multiple levels and a tremendous rooftop hot tub create both private and gathering spaces to take in stunning mountain views. Additional amenities include a media/game room, abundant storage and an oversized two-car garage; perfect for the adventure-driven family!

Mark O' Dell



309 ALDASORO BOULEVARD, TELLURIDE, CO | \$2,825,000



*E*xtraordinary views of the majestic Wilson range can be enjoyed from nearly every room of this 5,519 square foot home. With two lots totaling 9.8 acres at the end of a cul de sac, the home offers privacy and close proximity to the upper Aldasoro private hiking trail. Elk often graze and wander through the adjacent open space. Enjoy the quiet and the vista out on the ample deck and patio areas where great solar exposure brings long, warm afternoons and spectacular sunsets. A loft and a bonus room expand possibilities for office and exercise space as well as a potential fourth bedroom.

Rick Fusting | Banks Brown

427 WEST COLORADO AVENUE, TELLURIDE, CO | \$1,915,000

*B*uilt in 1900 this is the perfect redevelopment opportunity in downtown Telluride. The home is also in great condition and a nice place to live while planning for an historic remodel and addition. The lot is large at 3,938 square feet and with the historic zoning so a full basement can be completed to add square footage. There are many options with this incredible location to re-develop to the perfect sunny side Telluride home.

Dan Dockray | Tracy Boyce



240 MAHONEY DRIVE, UNIT 26, TELLURIDE, CO | \$980,000



*T*he only highly sought after end unit town home available at Owl Meadows. This mountain modern styled unit offers views of Cornet Creek up to Mt. Emma! With windows on three sides of the unit you have great light and avoid that narrow shotgun feel of other units. Sit on your third level deck and enjoy your morning coffee in the sun. The best kitchen layout in the complex which makes entertaining a breeze. The level of finish satisfies the most discerning buyer.

Banks Brown

highlights from around the region...

- *TELLURIDE SIR* was involved in 27.9% of the total sales YTD.
- *TELLURIDE SIR* was involved in:
 - 29.1% of all Town of Telluride Condo sales YTD.
 - 40.6% of Town of Telluride single-family home sales YTD
 - 65.4% of all Mountain Village single-family home sales YTD.
 - 62.4% of all Mountain Village Condo sales YTD.
- *TELLURIDE SIR* has participated in 44.3% 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.*