

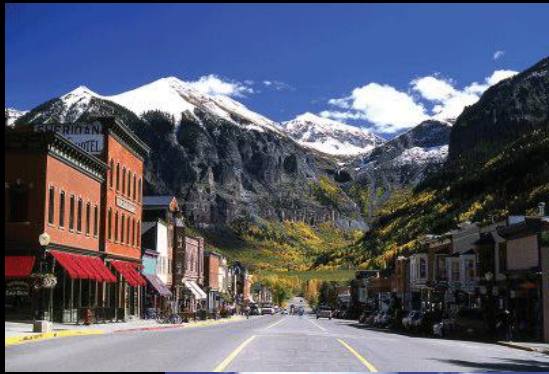
Significant Sales

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

568 MOUNTAIN VILLAGE BLVD, RESIDENCE 706, MOUNTAIN VILLAGE, CO | \$3,100,000.69

*U*ncompromising, Full-Service, Slopeside Living...AT LAST! Madeline Residences, Telluride's premier four-diamond, full-service ownership opportunity, features beautifully finished & furnished residences with only the highest quality including granite countertops, beautiful new white oak flooring, travertine floors in the kitchens & baths, Wolf and SubZero kitchen appliances, Kohler Bath Fixtures, & AIR CONDITIONING! Penthouse 706 is one of only two remaining four bedroom residences remaining for sale at Madeline, and truly feels like a home. This 4 Bedroom/4.5 Bath Penthouse on two levels features 3 master suites, kid's bunk room, & additional office or flex room. A west-facing spacious deck stares out at Telluride's unforgettable sunsets with panoramic views in all directions.



JJ Ossola

PANDORA LANE P16, TELLURIDE, CO | \$1,900,000



*J*aw-dropping views of Telluride's cathedral-like canyon abound from every angle on this 1.35-acre estate parcel located at the eastern end of the Telluride valley. Set within the small & private enclave of the Idarado Legacy project, this generous site beckons to passionate lovers of the mountains, architects & designers from around the world who have the vision to create something truly special. The elevated building site offers panoramic views of the falling waters of both Ingram and Bridal Veil Falls, the multi-colored striations of the towering valley walls and the nearby slopes of the Telluride Ski Resort. Walk to town or simply sit and listen to the rushing headwaters of the San Miguel River from every room & deck of a special home just waiting to be realized

Bill Fandel

568 MOUNTAIN VILLAGE BLVD, RESIDENCE 632, MOUNTAIN VILLAGE, CO | \$1,800,000

*U*ncompromising, 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! One of the Crown Jewels of the Madeline Residences, this grand and spacious 3 bedroom/3.5 bath fully-furnished Residences features almost 2,700 square feet of living space on one level PLUS over 500sf of outdoor deck space which overlooks the Telluride Ski Area. With an oversized master suite, guest room, and an incredibly spacious third bedroom for the kids.



JJ Ossola | Tracy Boyce

66 CANYON VIEW DRIVE, TELLURIDE, CO | \$1,750,000



*A*rguably one of the nicest settings in the Ski Ranches is offered with this 5 bedroom, 4 bath residence on Canyon View Circle. Unrivaled privacy is enjoyed with the end of street cul de sac location. Relish sun drenched days under a natural canopy of aspen trees plus 180 degree mountain views spanning from mount Wilson to Emma Mountain and the San Sophia range. The generous 1.8 acre lot abuts 15 acres of open space, providing a natural haven for wildlife; additionally, a year round natural spring rounds out this idyllic setting. Inside the residence, savor the spacious layout and natural light from the abundance of glass. The 4,184 square foot offering will work perfect whether a year-round residence or vacation home with plenty of space for family and guests

JJ Ossola

145 SUNNY RIDGE PLACE, UNIT B203, CO | \$1,680,000

*T*his spacious 3 bedroom/4 bath is located in SeeForever San Sophia. The spacious open floor plan in the kitchen, living, dining area boasts huge mountain views. The See Forever finishes are unmatched, including custom mahogany woodwork, Anasazi stonework ceiling to floor, a wonderful large custom kitchen, custom tile and a fabulous furniture package. SeeForever has a front desk of its own as well as an option available for Peaks hotel services..

Sue Berg | Ray Bowers



317 FAIRWAY DRIVE, MOUNTAIN VILLAGE, CO | \$1,610,000



*T*his Knoll Estates home is a lot of home for the price! It has fabulous views overlooking the golf course. The main level consists of kitchen, large open living room, and dining room for easy entertaining. The owner also owns the lots on either side of the house if you want additional privacy or to protect view corridors. These lots are being sold separately. The lots will not be sold prior to the house, in case house buyer chooses to buy them.

Rick Fusting

240 SOUTH MAHONEY DRIVE, TELLURIDE, CO | \$1,498,000

*G*reat opportunity to own the remaining development parcel at Owl Meadows. Previous town of Telluride Approvals included seven 3 bedroom townhomes that can be built. The entire infrastructure is almost complete. The foundation slab with utilities for 5-plex are in place already. Duplex parcel borders South Mahoney Drive. Unapproved unit sizes are approximately 1,400-1,500 square feet of living space and were designed by Sante Architects. Close to Lift 7 of the Telluride Ski Resort, the River Trail and Clark's Market.

Teddy Errico



14 SPRING CREEK DRIVE, MOUNTAIN VILLAGE, CO | \$870,000



*T*he area's largest, high-end local's home in a professional Mountain Village neighborhood. Restricted for local occupancy, this home replicates the design and finishes of a free-market Mountain Village property. It is a builder's home--built with every consideration and attention to detail. Notable finishes include red oak flooring, granite counter tops; custom cabinets/appliance covers, pass thru butler's pantry and dumbwaiter. Appliances include Subzero, Thermador, Viking and Fisher Paykel. Ridge views, ski location, entertaining spaces, and year-round transportation services (Gondola/Chondola/Dial-A-Ride/bus) all make this home stand out among others.

Peggy Raible

CORTINA DRIVE, LOT 8, MOUNTAIN VILLAGE, CO | \$625,000

One of a kind trailside lots offering unrivaled amenities in a private setting with spectacular views and ski access. Lots 3-8, 10-11, and 21-22 at the Cortina Subdivision are offered at a tremendous value. Owners may opt-in to the subdivision amenities and services including year-round pool and outdoor spa, owner's lounge and patio with outdoor fire pit and fireplace, spa treatment rooms, workout facilities, steam room, concierge, ski valet, and private car service. Lots 7-8, and 10-11 are directly trailside, and lots 3-6, and 21-22 have easy ski access, all with commanding views. Lots 21 and 22 are spectacular knoll-top parcels with magnificent panoramic views.



Michael Ward/ Jake McTigue

632 WEST COLUMBIA AVENUE, UNIT B, TELLURIDE CO | \$550,000



Chic condo on the sunny side of Main St with two beds, one luxurious bath and 200 square foot of south-facing deck space. One assigned parking spot on alley. 65 square foot storage locker in basement. Common area in garage for bikes and other gear. Wood floors. Steam shower.

Sally Puff Courtney

highlights from around the region...

- *TELLURIDE SIR* was involved in 33.3% of the total sales YTD.
- *TELLURIDE SIR* was involved in:
 - 37.1% of all Town of Telluride Condo sales YTD.
 - 40.0% of Town of Telluride single-family home sales YTD
 - 60.0% of all Mountain Village single-family home sales YTD.
 - 67.6% of all Mountain Village Condo sales YTD.
- *TELLURIDE SIR* has participated in 36.9% of the total dollar volume in sales YTD.

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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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Over 35 real estate professionals with an average of over 15 years in the market

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