



TELLURIDE  
PROPERTIES

On Top of Telluride

# Truly Telluride



FOUR SEASONS  
PRIVATE RESIDENCES  
TELLURIDE

A PROJECT BY FORT PARTNERS  
AND MERRIMAC VENTURES

Covering Telluride, Mountain Village & Surrounding Areas | Volume 49





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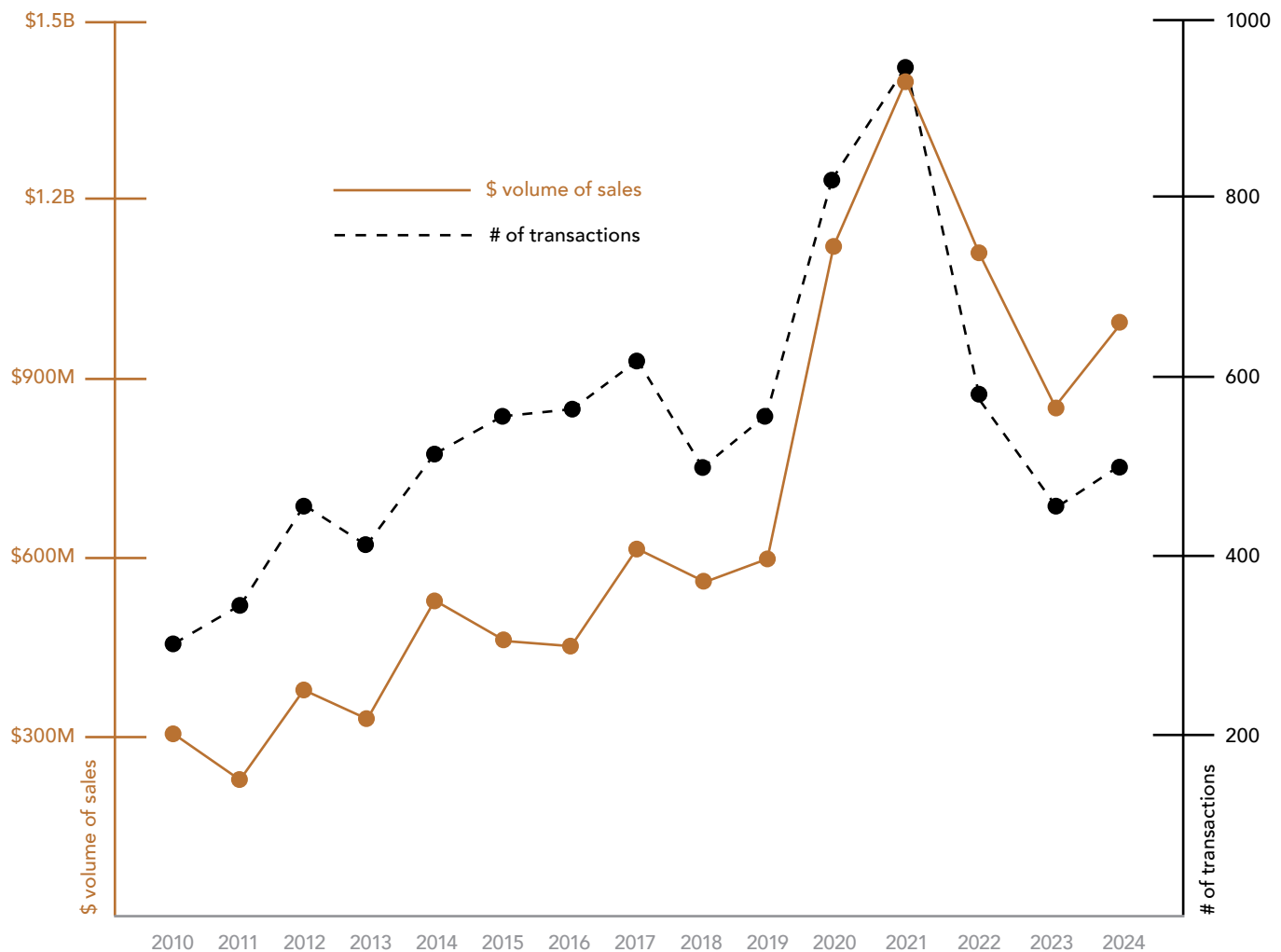
Countries

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# by the numbers

A 15-YEAR RETROSPECTIVE OF TELLURIDE REAL ESTATE



yearly sales and transaction volume data from Telluride Consulting - [tellurideconsulting.com](https://tellurideconsulting.com)





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# Four Seasons Graces Telluride With Refined Modern Mountain Retreat

R. Daniel Foster

CONTRIBUTOR | FORBES GLOBAL PROPERTIES



FOUR SEASONS  
PRIVATE RESIDENCES  
TELLURIDE

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AND MERRIMAC VENTURES



Wild on the outside, cozy on the inside. That's the logical and altogether genius concept that AD 100 firm Olson Kundig conceived for Telluride's new five-star lodgings, the area's first in 15 years.

Putting roots down in Mountain Village, 800 feet above Telluride, the new \$1 billion Four Seasons Hotel and Private Residences—projected to open in late 2027—is the resort region's biggest hotel/residential development to date. "The mountains are such a peaceful meditative place," says Tom Kundig, Principal/Owner and Founder of Seattle-based Olson Kundig. "Or they can be challenging and even threatening. We wanted to celebrate the best of both worlds."

Untamed views of rugged snow-dusted peaks are framed through floor-to-ceiling windows. Watching snow gently fall or a blizzard rage, residents can hunker down next to handsome fireplaces of stacked Colorado stone. A quiet palette of cream, tan and ecru surrounds. Finishes are of cedar, fir and pine.

Indoors and outdoors effortlessly merge. "Opening it all up in summer, you feel like you're breathing in the landscape," Kundig says. And for five-star lifestyles? The residences are united with the venerable Four Seasons brand. Life's vexing logistics vanish while staying or living at a Four Seasons. Alongside restaurants and retail, just some of the top-notch offerings at Telluride include ski valets, private chefs, masseurs, pet groomers, concierges and wellness programs.

The modernist retreat's three interconnected buildings will house 52 hotel rooms, 40 hotel residences and 28 private residences, ranging from one to five bedrooms and topping out at 6,422 square feet (597 square meters). Six residential penthouses top the buildings. Residential units are priced from \$4 million to \$40 million. "Combined with the Four Seasons brand, the high-end design and the views, there isn't another ski town in North America that has all this," says Brian O'Neill, Director of Telluride Properties, who holds the listing.

Olson Kundig is joined by a second AD 100 firm, Los Angeles-based Clements Design, whose vision mirrors the textural feel of wood, stone and metal mastered by the architects. Textiles are all about comfort. "Every fabric is soft to the touch," says Kathleen Clements, who founded her firm in 2002. Tommy Clements joined in 2009.

"We definitely leaned into a comfortable vibe," says Tommy Clements. "We veered away from typical alpine themes. This is a lighter, warmer look with substantial shearling and fine wool." Kitchens include custom cabinetry and millwork, and bathrooms feature sculptural freestanding tubs, heated

floors and steam showers.

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***The buzz in the design world:  
the project is unprecedented  
for a ski resort, given that it has  
attracted two AD 100 firms.***

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The interior look supports but never competes with the magnificence of 14,000-foot peaks framed by glass. Indeed, why would mere mortals attempt to parry with such Olympian views?

Entering the complex, homeowners and guests are greeted by a pavilion surrounded by aspen forest. The four-acre grounds are people-sized, lending a walkable feel: pedestrian bridges, plazas, and green spaces integrate with the vernacular of Mountain Village. "It all feels very much like home," says Kirsten Ring Murray, an owner and Principal of Olson Kundig. "You immediately get the sense of being in a place of refuge."

Steps from the Four Seasons, a gondola awaits. You might do a double take. Thirteen minutes later, the descent into Telluride feels more like the Alps than a North American ski destination. "I lived in the Swiss Alps," says Kundig. "I spent my time skiing and climbing there. This is the closest thing to the European Alps in the United States that I know of."

Lined with fetching Victorian homes and vintage brick stores, Telluride was named a national historic landmark in 1961. Winter excels with the area's 150 ski runs sited on 2,000 acres. Spring, summer and autumn spark to life with art, music and film festivals. The Telluride Bluegrass Festival is considered the most respected in the country, "if not the world," says O'Neill.

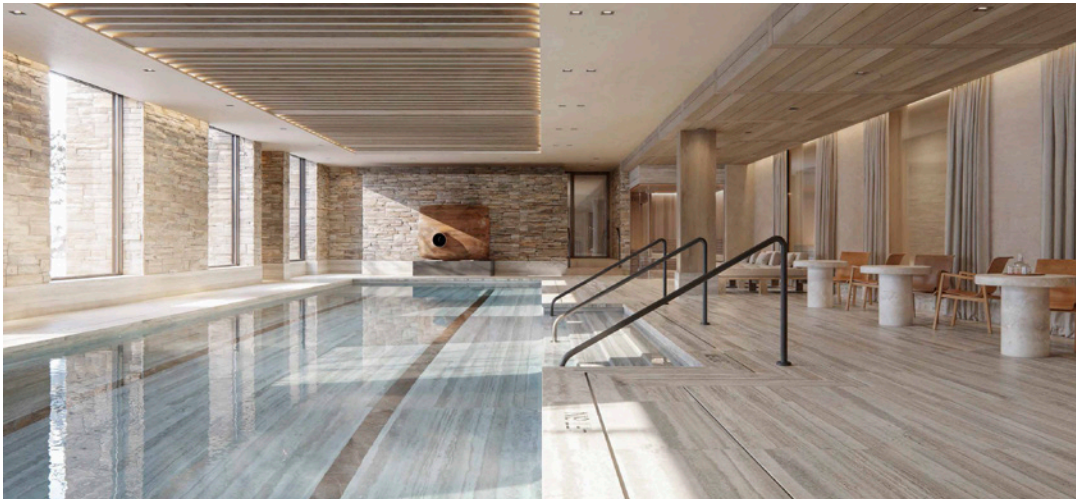
In spring and summer, wildflowers blanket the surrounding San Juan Mountains. The vivid landscape backdrops hiking, biking, golf, tennis, trout fishing and white water rafting.

And when back inside viewing that winter weather, breathe easy. The hotel and private residences will be the first in North America to include oxygenation systems in all rooms, helping to lower the altitude for a deeper sleep and higher energy levels.

***Find more information about this offering on the next page.***



# developments







## FOUR SEASONS HOTEL AND RESIDENCES / MOUNTAIN VILLAGE

Prices Upon Request

Listed by Brian O'Neill



Amidst the San Juan Mountains, Four Seasons Hotel and Private Residences Telluride will sprawl across upwards of 4 acres, with 52 Hotel keys, 43 Hotel Residences, and 26 Private Residences. Through the architectural vision of Olson Kundig and the interior design talents of Clements Design, this upcoming Four Seasons promises nothing short of the brand's renowned care and comfort within the sublime nature of the famous box canyon. The ski valet and private lounge will be equipped with plentiful amenities for winter sport enthusiasts, as well as mountain bikes and fishing equipment for the summer enthusiasts. Gourmands will revel in premier restaurants, bars, lounges, and retail outlets. Residents can look forward to singular homes under signature hospitality.









## THE HIGHLINE RESIDENCES / MOUNTAIN VILLAGE

Prices start at \$5,825,000

Listed by Marty Stetina & Brian O'Neill / O'Neill Stetina Group



The Highline features 16 luxury residences, in 3- to 5-bedroom configurations. Every residence is thoughtfully designed to embrace comfortable mountain-side living with luxury fixtures and finishes. Generous windows celebrate dramatic views and spacious living areas and gourmet kitchens are perfect for gathering and entertaining. Expansive patios and decks create a seamless transition to outdoor living areas with optional hot tubs. Below the residences, designated indoor heated garage spaces and elevators give residents direct access to their residence. The Highline's common areas include a spacious hot tub deck and outdoor patio, ski locker lounge, well-equipped fitness center, bike storage, package room, and more.







## THE SUMMIT RESIDENCES / MOUNTAIN VILLAGE

Prices start at \$8,500,000

Listed by Brian O'Neill & Denise Scanlon / O'Neill Stetina Group



Experience the pinnacle of luxury at The Summit. Nestled in the heart of Mountain Village, these 3 exclusive 5-6 bedroom residences offer modern architecture, exceptional ski-in/ski-out access, and breathtaking views. Thoughtfully designed with expansive layouts, modern finishes and amenities tailored for comfort and luxurious mountain living. The residences boast expansive balconies, radiant heated floors, oxygenated primary and secondary suites, and full unit air conditioning.





## **SANCTUM SUNNYSIDE / TOWN OF TELLURIDE**

Prices Upon Request

Listed by Ben Jackson & Andrew Williamson / JW Group



Still looking for that perfect Telluride spot? Introducing Sanctum Sunnyside: Two new construction residences featuring Tommy Hein design with stunning views that will be the backdrop of countless gatherings and memories to come. Groundbreaking June 2025! Call Ben or Andrew for pre-sale details.





## 515 WEST DEPOT AVENUE A & B / TOWN OF TELLURIDE

Prices Upon Request

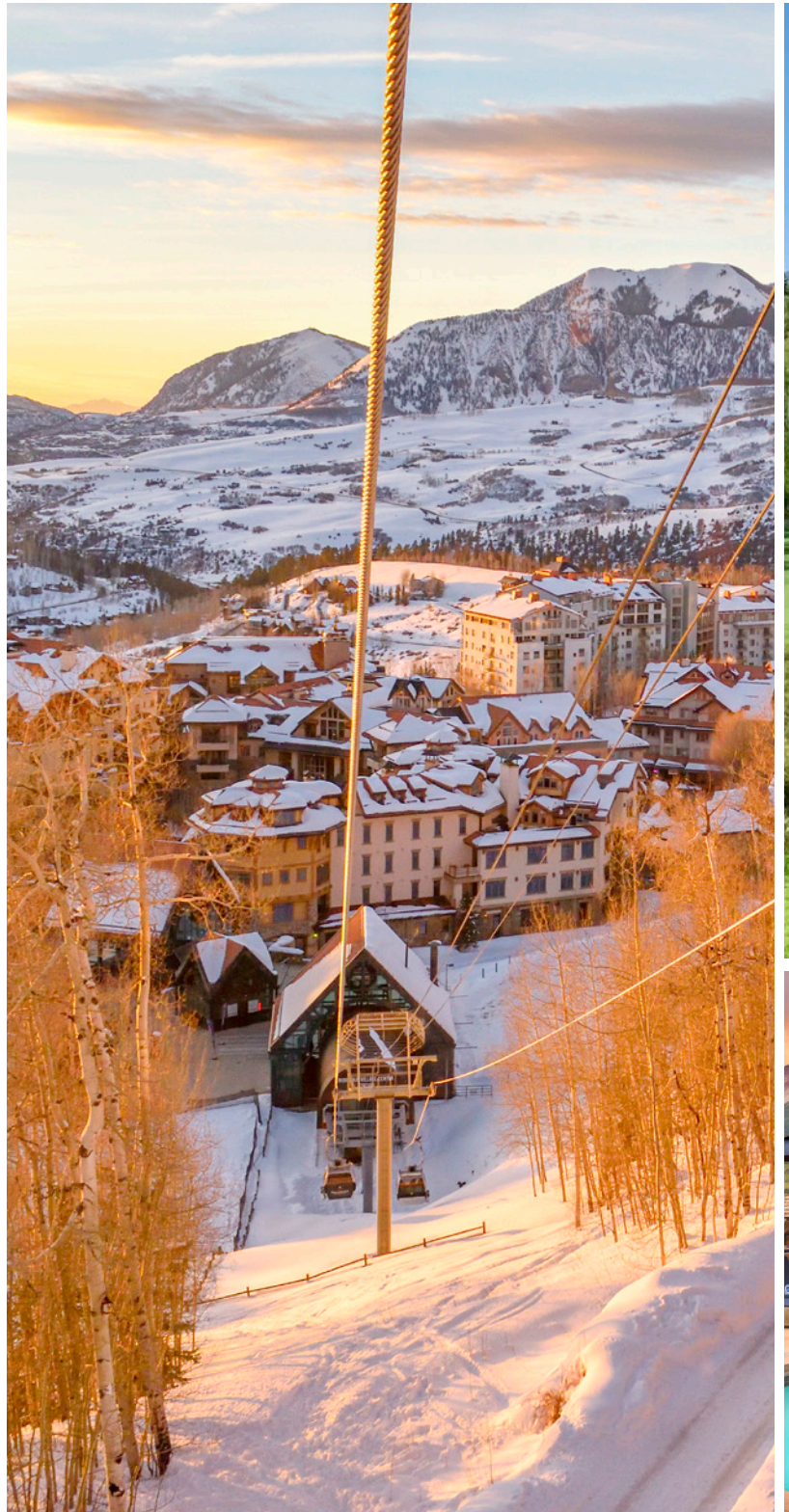
Listed by Marty Stetina & Brian O'Neill / O'Neill Stetina Group



A harmonious fusion of contemporary and historic Telluride, Mears Station at Depot evokes the rich roots of its iconic train depot location while embracing the comforts and style of mountain town modernity. Mears Station pays homage to Telluride's history by integrating carefully curated natural wood, stone and bonderized steel inside and out. These two townhomes are expertly appointed with 5 bedrooms, top-floor living spaces and multi-function flex space.



# mountain village







**Only a 15-minute scenic gondola ride from the Town of Telluride, Mountain Village is perched at 9,500ft on the south side of the Telluride Ski Resort. Enchanting everyone with its modern alpine elegance, Mountain Village charms the most discriminating guests with its luxury hotels and condos, grand mountain residences, stylish boutiques, innovative dining, world-class Spa at the Peaks Hotel and championship golf course.**

#### Mountain Village Center

The heart of Mountain Village, offering the ultimate in convenience with proximity to gourmet restaurants, shopping, the gondola, skiing and other year-round recreational pursuits. Here you will find a mingling of luxury hotel residences offering 24/7 services plus condominiums of every shape, size, and function.

#### Golf Course

Avid golfers will experience the comforting privacy surrounding the golf community in Mountain Village. Telluride's breathtaking par 70, 6,574 yard, 18 hole, resort golf course is nestled among the 14,000ft peaks of the San Juan Mountains. A private club for members, the Telluride Golf Course runs along some of the finest homes and condominiums in Telluride.

#### Slopeside

Unlike many resort communities, Telluride and Mountain Village both offer true ski-in/out condos, townhomes, luxury homes and hotels bordering the world-class Telluride Ski Resort. These sought after properties ensure you spend your time on the slopes, not getting there. Whether you're in the market for a grand slopeside residence or a luxurious condominium with ski valet and posh amenities – Telluride has ski-in/out properties to fit every lifestyle and budget.

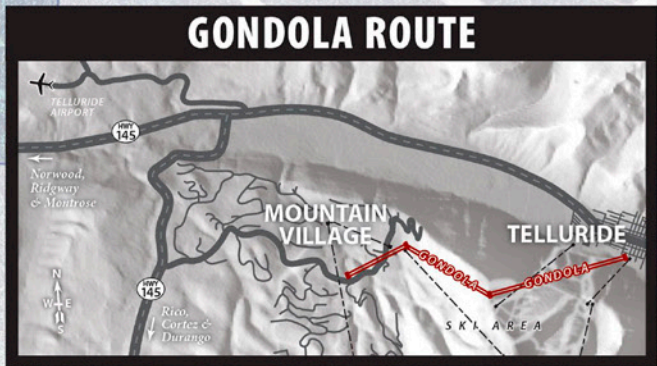




MOUNTAIN VILLAGE MAP















## 137 HOOD PARK ROAD / MOUNTAIN VILLAGE

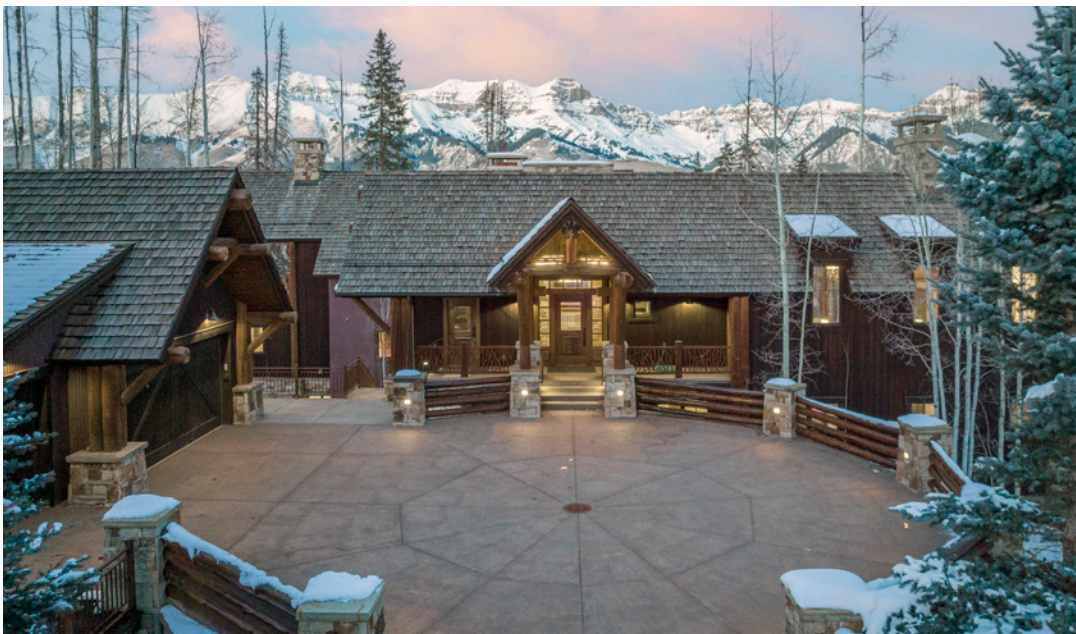
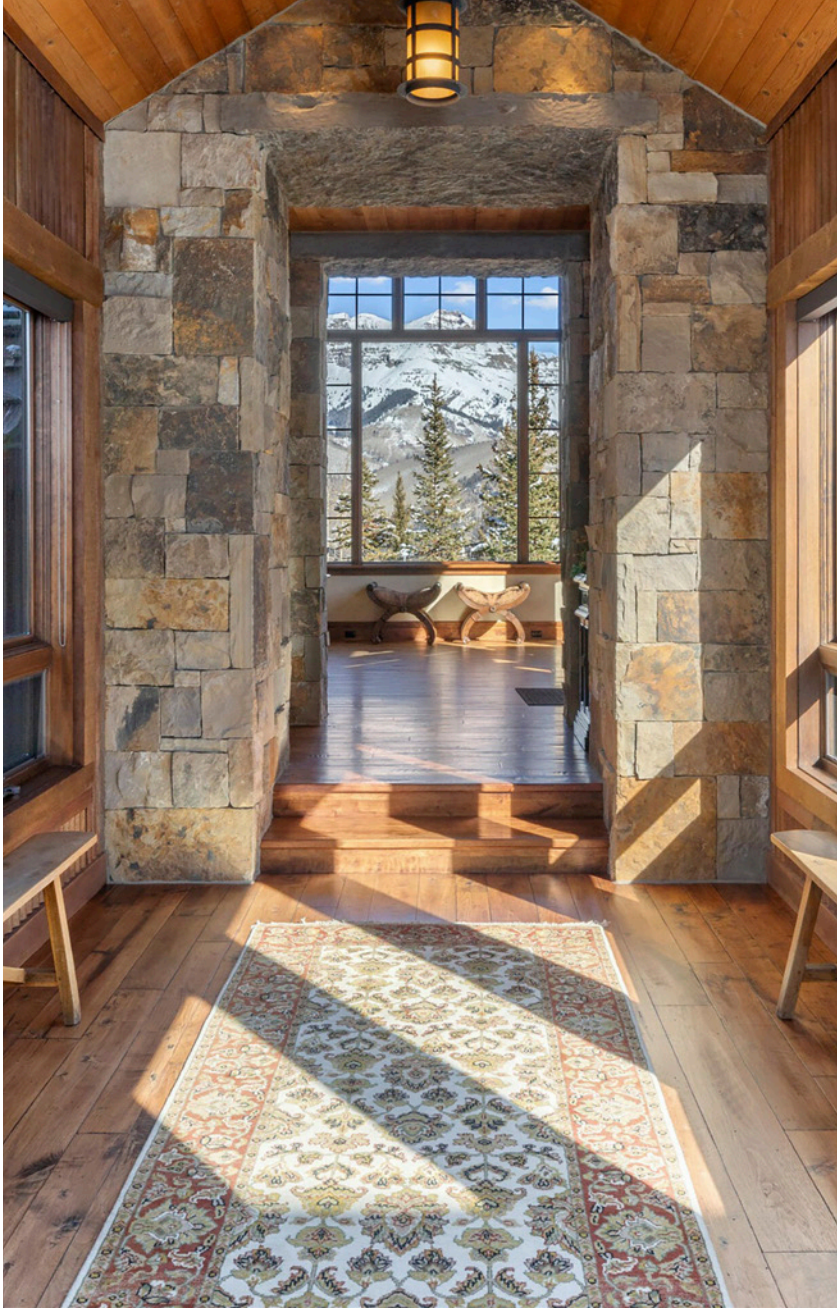
Offered at \$41,000,000

Listed by Damon Demas



Hood Park Haven is one of the finest ski resort properties in North America, enjoying direct trailside location on Galloping Goose ski run. The property is adjacent to acres of Hood Park open space creating compelling vista's across open meadows to forests and mountains beyond. The home's south facing aspect is sun drenched all year while the north facing elevation has a front row seat to magnificent views and alpenglow sunsets. The location and setting are unparalleled and stunning. Upon this extraordinary canvas of land sits an impressive architectural masterpiece. The homes modern design redefines the aesthetic of mountain architecture with a nod to the past and a big embrace of the future.





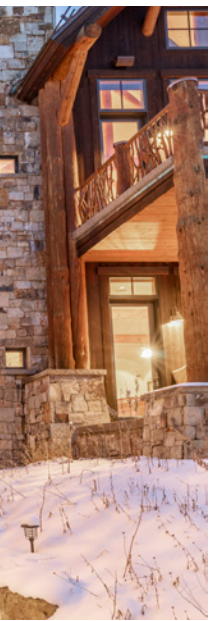




## 125 HANG GLIDER DRIVE / MOUNTAIN VILLAGE

Offered at \$21,500,000 furnished

Listed by TD Smith Team

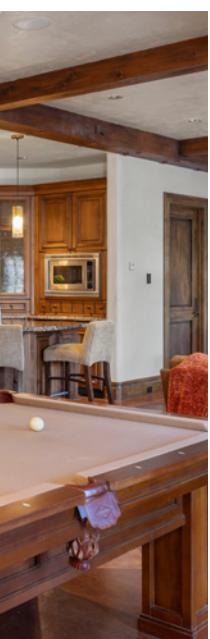


Two distinct structures create a compound-like residence with direct trailside ski access. Gather in a two-story great room with generous living and dining spaces, or on one of three decks overlooking the adjacent ski area and the renowned Telluride mountainous landscape. The two primary suites offer up their own fireplace, walk-in closet, outdoor deck, soaking tub and steam shower. Five other bedrooms, each with their own bath, are spread throughout the rest of the home. Five-star design and quality construction by world class architect and contractor, not to mention superbly maintained by its one owner.









## 133 VICTORIA DRIVE / MOUNTAIN VILLAGE

Offered at \$19,995,000 furnished

Listed by Chris Sommers



Nestled in a pristine mountain setting, this architectural masterpiece combines refined elegance with natural charm. Spanning three levels and serviced by a convenient elevator, the residence offers 7 spacious bedrooms, 8 full bathrooms, and 3 powder rooms. Clerestory trusses enhance the great room showcasing extraordinary views of the San Sophia Range. An end-of-the-road location adjoins almost 21 acres of open space, ensuring ultimate privacy with ski-in/out access.





## 230 CORTINA DRIVE / MOUNTAIN VILLAGE

Offered at \$9,250,000

Listed by Kiplynn Smith



Perched on a slope-side homesite in the exclusive Cortina enclave, 230 Cortina Drive is a rare blend of contemporary architecture and elevated mountain living. This newly completed 3,848 SF masterpiece is defined by clean lines, floor-to-ceiling glass, with natural stone and steel accents—all designed to frame sweeping mountain views and deliver direct access to the Sundance Ski Run. The home features four spacious bedrooms, each with its own ensuite bathroom.





## 112 SNOWFIELD DRIVE / MOUNTAIN VILLAGE

Offered at \$13,250,000 furnished

Listed by Steve Ciecich (Chet-chu)



Exquisitely refined 7-bedroom home, ideally situated adjacent to 26 acres of open space and the Galloping Goose Ski Trail. Enjoy sweeping 180° views of the Sneffels Range framed by expansive floor-to-ceiling windows. Recently updated with contemporary furnishings, new kitchen countertops, luxurious bathrooms, and a remodeled apartment and media room. Additional features include an office, rec room, hot tub, custom dog wash, and a 4-car garage with ample storage.





## 258 BENCHMARK DRIVE / MOUNTAIN VILLAGE

Offered at \$8,250,000 furnished

Listed by Stevie & Steve Hilbert / Hilbert Homes



First time on the market! This stunning remodel of a classic log home has been transformed into a mountain modern masterpiece. Located directly trailside, it's the perfect spot for ski-in/out convenience and year-round outdoor fun. With expansive indoor and outdoor living spaces and plenty of sun, this home offers both relaxation and adventure. The game room is perfect for entertaining, featuring a pool table, poker table, three flat screen TV's, ski room, boot dryers and more.





## 404 BENCHMARK DRIVE / MOUNTAIN VILLAGE

Offered at \$7,890,000

Listed by Mike Shimkonis & Asa Van Gelder / Shimkonis Partners



Rare Telluride gem! This ski-in/ski-out property, bordering 27 acres of open space, boasts unparalleled San Juan mountain views. One of Mountain Village's original prime lots, its supreme location is evident. The 4-bedroom home features stunning 100-year-old recycled train trestle timbers. High vaulted ceilings with exposed dark wood beams accents the large living room and gives it a rustic yet grand cabin feel. Its prime elevation offers easy access to the market and gondola.





## 103 DOUBLE EAGLE WAY / MOUNTAIN VILLAGE

Offered at \$5,899,000 furnished

Listed by Mike Shimkonis & Asa Van Gelder / Shimkonis Partners



Savor a handcrafted log home with charm evident in every detail. 3+ bedrooms are perfectly scaled for privacy and easy living, with soaring ceilings, and abundant natural light. The guest wing on the lower level offers lots of flexibility with a fitness studio, game room, a bedroom, a custom bunkroom and a second kitchen. It sits on a half-acre with expansion potential, on a quiet cul-de-sac around the corner from the ski lifts, the golf course, and several hiking/biking trails.





## 101 GOLD HILL COURT / MOUNTAIN VILLAGE

Offered at \$6,450,000 furnished

Listed by Eric Saunders



A European-style retreat nestled within a private cul-de-sac on .68 acres showcases a charming cottage-style main house alongside a cozy guest house. Spanning 5,679 SF, the main residence boasts 5 well-appointed bedrooms and 4.5 bathrooms, including two spacious primary suites that promise comfort and luxury. A cozy guest cottage contains the 6th bedroom, an additional bath, and well-equipped kitchenette. Double Cabins Ski Run is a short walk away.





## SEE FOREVER VILLAGE 124 / MOUNTAIN VILLAGE

Offered at \$5,500,000 furnished

Listed by Andrew Dolese



Take a look at this stunning Mountain Village Core condo with 3 bedrooms and 4 bathrooms. Two different balconies face west looking at 3 different 14er's for those amazing sunsets, as well as views to the top of Gold Hill and Palmyra Peak. This unit has AC and humidity. Heated and covered parking are included. Access to The Peaks Resort and Spa for owners and guests. New roof in August of 2024.





## 107 ROCKY ROAD / MOUNTAIN VILLAGE

Offered at \$5,495,000 furnished

Listed by TD Smith Team



This recently renovated 6-bedroom log and stone home with easy ski accessibility from the Bridges Ski Trail has expansive Campbell Peak views and is adjacent to a bubbling stream. Unparalleled serenity and tranquility adjacent to both Hood Park and open space, this estate-sized 1.9-acre lot is one of the best valued ski properties in the Mountain Village. This custom-built family home also offers a generous family room and spacious primary bedroom with en-suite bath.





## CASSIDY RIDGE D101 / MOUNTAIN VILLAGE

Offered at \$5,395,000 furnished

Listed by Adam Black & Aric Maloy / A-Team



Step into luxury at Cassidy Ridge D101. This 4-bedroom, 3.5-bathroom condo offers mountain modern living at its finest. No stairs entry, two lavish primary suites, designer kitchen and breathtaking views throughout. Enjoy top amenities, like fitness center, ski/bike storage, easy ski in/out access, heated parking, and more. The oxygen-equipped primary bedroom, multiple steam showers and jacuzzi tubs ensure ultimate comfort.





## 102 DOUBLE EAGLE WAY / MOUNTAIN VILLAGE

Offered at \$4,435,000 furnished

Listed by Jill Alfond & Ben Jackson / JW Group



This timeless mountain home is nestled on a premier corner lot which abuts open space in the Double Eagle subdivision. This quiet enclave is steps to world class cross country ski trails and overlooks golf holes 10 and 11 with sweeping westerly views of the mountains. The double-sided gas fireplace makes a great spot to warm up and share stories. Upstairs, the luxurious master suite offers a jetted tub, steam shower, walk-in closet, and private deck, providing a spa-like retreat.



## 102 SUNNY RIDGE PLACE / MOUNTAIN VILLAGE

Offered at \$3,475,000 furnished

Listed by TD Smith Team



This exquisite turnkey 3-bedroom, 3.5-bathroom duplex cabin in exclusive See Forever Village enjoys an abundance of sunshine for year-round enjoyment. A north-facing deck brings the outdoors in with views of the San Sophia Ridge. With proximity to the Peaks Resort, golf course, the Mountain Village Core and the ski resort, the cabin is ideal for use as a personal residence or as a vacation rental property. Under structure garage parking is available.

## MADELINE RESIDENCE 617 / MOUNTAIN VILLAGE

Offered at \$2,695,000 furnished

Listed by Ryan & Jonny Yaseen / O'Neill Stetina Group



Discover the epitome of elegance in this exquisite 1-bedroom unit, nestled within the most prestigious resort in Mountain Village. This exceptional residence boasts one of the largest private patios in the community. Inside, the unit features an open-concept design with high-end finishes, new furniture, kitchenette, spacious living area, and a luxurious bedroom suite. You'll have access to world-class amenities, including a heated pool, fitness center, and exclusive spa services.



## MADELINE RESIDENCE 1502 / MOUNTAIN VILLAGE

Offered at \$3,575,000 furnished

Listed by Mike Weist



Experience the pinnacle of luxury living at the only Forbes Travel Guide 5-Star Resort in Telluride. Unit 1502 is an oversized premier condo and boasts 2 en suite primary bedrooms with a steam shower and a half bathroom on the main floor. This 1,922 SF property features a gas fireplace, a full kitchen, a washer/dryer, and all the storage you need. Enjoy breathtaking views and exclusive amenities from this ultimate base camp.

## MOUNTAIN LODGE CABIN 9 / MOUNTAIN VILLAGE

Offered at \$2,950,000

Listed by Brian O'Neill & Marty Stetina / O'Neill Stetina Group



Peaceful Prospect Creek flows just past the entry, offering serene sounds all summer long, while an expansive west-facing deck captures countless unforgettable sunsets. This 4-bedroom, 3-bathroom retreat features vaulted ceilings, abundant natural light, and refined mountain finishes. Ski-in/ski-out access off the Double Cabin ski run is just steps away. Enjoy full access to Mountain Lodge amenities: concierge, hot tub, pool, fitness center, and fantastic on-site management.





Perched at the end of a peaceful cul-de-sac, this iconic 6-acre estate parcel offers breathtaking 360° views of Wilson Peak, the La Sals, the San Sophia Ridgeline and incomparable vistas of the Telluride Ski Resort. Renderings are for a previously DRB-approved 7,000 SF luxury home with 5 bedrooms, 5 bathrooms, and nearly 4,800 SF of outdoor living space. This extraordinary parcel enjoys end-of-road privacy, dramatic views, and proximity to open space teeming with wildlife.

## **LOT AR25, LAWSON POINT / MOUNTAIN VILLAGE**

Offered at \$2,250,000

Listed by Marcin Ostromecki & Alex Martin / Martin | Ostromecki Team



Discover a rare gem at Bear Creek Lodge, Unit 213 is a 1,431 SF private retreat with a one-of-a-kind floor plan. This fully furnished sanctuary features a cozy fireplace, in-unit washer/dryer and a serene patio. Indulge in unparalleled amenities: an outdoor pool, multiple hot tubs, dry sauna, steam room, expansive fitness area, kids zone, shuttle service and a private funicular ski lift for seamless access to the slopes. Offering exceptional rental revenue.

## **BEAR CREEK LODGE 213 / MOUNTAIN VILLAGE**

Offered at \$1,575,000 furnished

Listed by Adam Black & Aric Maloy / A-Team



As an investment or primary residence, this 1-bedroom Peaks unit offers an excellent entry into ownership in Telluride. A tremendous value, this corner unit features an open floor plan with a professionally designed and remodeled chef's kitchen, new flooring and windows, and a wonderful balcony for hosting guests or to drink in the jaw dropping views and sunsets. Complete with access to the legendary Peaks Spa and Telluride Golf Club.

## **PEAKS HOTEL 322 / MOUNTAIN VILLAGE**

Offered at \$1,550,000 furnished

Listed by Garrett & Jessica Simon / Team Simon





Located in the coveted Cortina subdivision, Lot 5 offers breathtaking views of the Telluride Ski Resort and the San Sophia Ridge. Cortina homeowners enjoy private ski access to the Sundance Ski Run and ownership in the community comes with an opportunity to join the Villas at Cortina Clubhouse. Membership includes access to amenities including exercise facilities, pool, hot tub, steam room, kids game room, and a residents lounge.

## **LOT 5, CORTINA DRIVE / MOUNTAIN VILLAGE**

Offered at \$1,295,000

Listed by Marcin Ostromecki & Alex Martin / Martin | Ostromecki Team



This golf side lot offers huge panoramic views of the San Sophia Ridgeline and Ski Resort. Situated with easy golf access to Hole #3, #16, and #4, as well as ski access to the Galloping Goose Ski Run, this lot is ready for you to design your dream residence. Enjoy beautiful alpenglow views in the evenings from this site. This lot is located toward the end of Russell Drive with open space bordering two sides of the lot providing privacy and a low traffic impact.

## **LOT 527R, RUSSELL DRIVE / MOUNTAIN VILLAGE**

Offered at \$1,150,000

Listed by Eric Saunders



Experience ski resort living in this 2-bedroom, 2-bathroom unit at the Mountain Lodge. Located on the top floor, this unit ensures a tranquil and undisturbed stay. The private balcony provides for views of the northern peaks and includes a private storage closet for all your gear. Conveniently nestled between two ski runs, the property includes on-site amenities including concierge, ski valet, shuttle service, steam room, fitness center, and a restaurant.

## **MOUNTAIN LODGE 4210 / MOUNTAIN VILLAGE**

Offered at \$1,130,000 furnished

Listed by Marcin Ostromecki & Alex Martin / Martin | Ostromecki Team





This charming 2-bedroom condo at the Mountain Lodge offers a spacious 756 SF of living space. Situated on the bottom floor with no stairs, this corner unit provides easy access and privacy, while overlooking a tranquil flowing creek. Indulge in the array of amenities including a pool, hot tub, fitness center, a convenient ski-in/ski-out access, and on-site restaurant for your dining pleasures. The HOA dues include all utilities making ownership easy and hassle free.

## **MOUNTAIN LODGE 4007-4009 / MOUNTAIN VILLAGE**

Offered at \$1,075,000 furnished

Listed by Adam Black & Aric Maloy / A-Team



Fractional. Experience the ultimate mountain getaway with this incredible 1/4 share ownership. Tucked away in a serene cul-de-sac in the heart of Mountain Village, this home offers the perfect balance of privacy and convenience. This 3-bedroom, 3-bathroom unit also includes a 1-car garage with private owner storage. A short stroll to ski access, shopping, dining, and the gondola, make this a unique opportunity at a very attractive price point.

## **ASPEN RIDGE, FRACTIONAL 31B / MOUNTAIN VILLAGE**

Offered at \$590,000 furnished

Listed by Marcin Ostromecki & Alex Martin / Martin | Ostromecki Team



The Peaks Hotel is a true ski-in/out and golf-in/out location. This 5th floor unit is west-facing with 2 king beds. The views from this high up are simply amazing. Enjoy all amenities of the Peaks Hotel and Spa.

## **PEAKS HOTEL 528 / MOUNTAIN VILLAGE**

Offered at \$440,000 furnished

Listed by Garrett & Jessica Simon / Team Simon





Mountain Lodge 2317 is a top floor 2-bedroom unit with vaulted ceilings, extra windows upstairs and located close to the lodge building with all of the awesome amenities such as pool, hot tubs, sauna, fitness, restaurant, shuttle and easy ski-in/out access. The lodge HOA dues include all expenses except for property taxes and comes fully furnished, making ownership very easy from afar.

### **MOUNTAIN LODGE 2317 / MOUNTAIN VILLAGE**

Offered at \$1,075,000 furnished

Listed by Adam Black & Aric Maloy / A-Team



Embrace the epitome of luxury living at The Peaks Resort & Spa. This remarkable studio property features two king beds, a desk, large closet with refrigerator, safe and a full bathroom with shower and soaking tub. Enjoy views of the Sneffels mountains and access to the largest spa in Colorado, including fitness, lap pool, water slide, yoga and more! Owners and guests enjoy additional amenities when in residence such as golf access (private course) and valet parking.

### **PEAKS HOTEL 537 / MOUNTAIN VILLAGE**

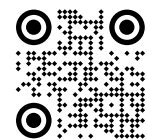
Offered at \$395,000 furnished

Listed by Adam Black & Aric Maloy / A-Team

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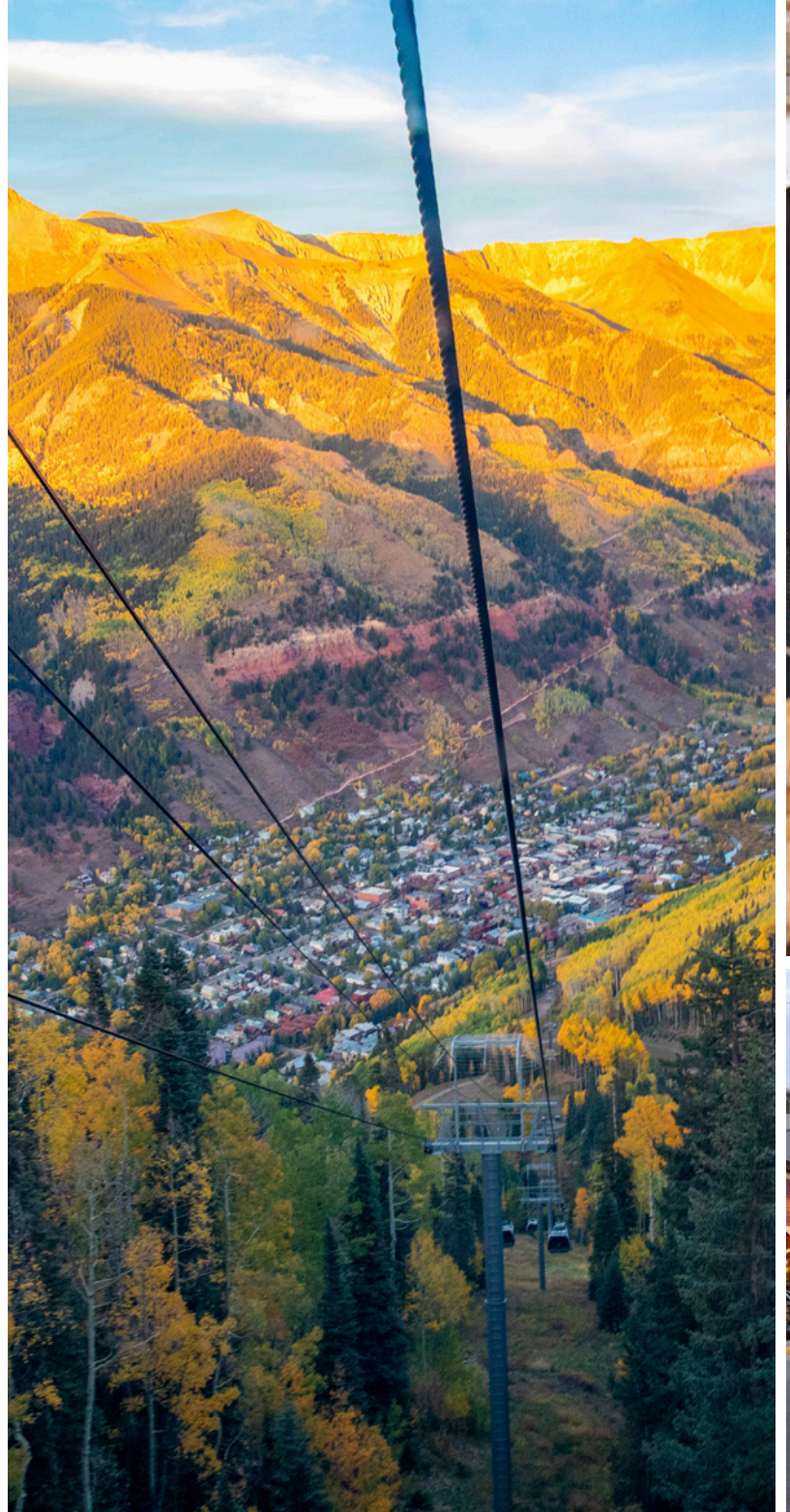
# there's more to see ...

Scan this qr code with your phone's camera to see ALL properties for sale in Mountain Village.





# town of telluride







Surrounded by the majestic, 13,000+ft peaks of the San Juan Mountains, the over a century-old Town of Telluride is just six blocks wide and twelve blocks long. The National Historic District is a window into the town's illustrious past with its colorful Victorian homes and clapboard storefronts. A free gondola provides transportation between Telluride, Mountain Village, and the world-class ski resort for skiers & pedestrians alike.

#### Gondola Corridor

The gondola corridor is located in the heart of Telluride's historic district and offers a nice mix of Victorian-style homes, modern condos, and a few select hotel properties. This neighborhood affords easy ski access and proximity to downtown restaurants, shopping and nightlife, as well as the complimentary Telluride gondola.

#### West-End / Lift 7

The greatest concentration of Telluride condos are located next to Lift 7 and along the San Miguel River; they offer lower price points coupled with convenient ski access. Zoned for short term rentals, this area allows owners to recoup some investment costs when they aren't using their property.

#### East-End

This sunny side neighborhood is close to Town Park, where all Telluride's signature music festivals are held. Many of the residences enjoy iconic views of the Box Canyon in a refined residential setting. Idarado Legacy is an exclusive community just a few minutes east of downtown and offers some of the most dramatic views in the area.

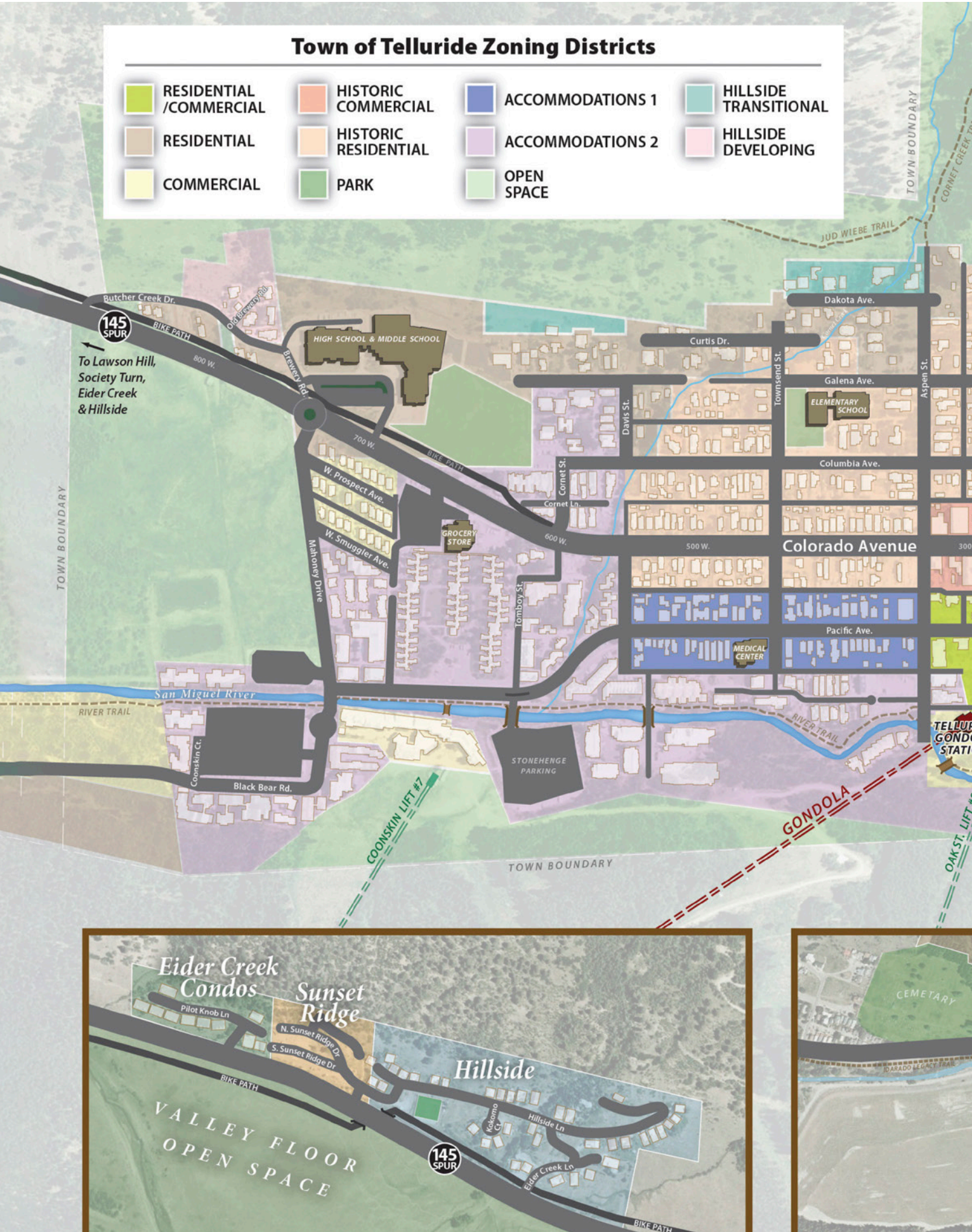
#### Just Outside of Town

Heading west out of Telluride; Eider Creek, Hillside, & Lawson Hill offer more affordable real estate opportunities, including deed-restricted options.





TOWN OF TELLURIDE MAP











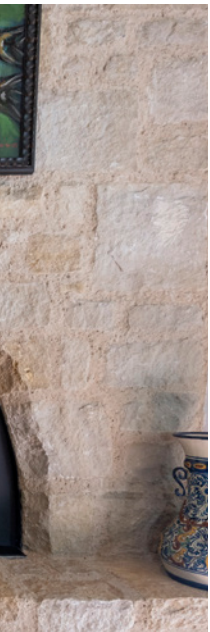




## 180 LIBERTY BELL LANE / IDARADO

Offered at \$16,874,000

Listed by Alex Martin & Marcin Ostromecki / Martin | Ostromecki Team

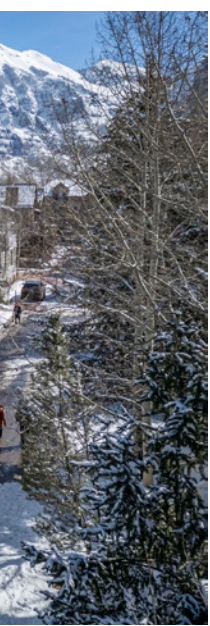


Escape to luxury in the coveted Idarado Legacy community, where private mountain living pairs with effortless access to Telluride's world-class amenities. 180 Liberty Bell Lane is a remarkable Spanish Colonial Revival offering incredible views of Telluride's Box Canyon and Ingram Falls. This impeccable home, designed by Ryan Street Architects and meticulously crafted by deLuca Construction, boasts elegant interiors by Rachel Mast Design. Spanning over 8,700 SF, the residence features six private bedrooms, expansive common areas, and generous outdoor spaces perfect for entertaining. With decks and patios showcasing breathtaking views, this luxury retreat is ideal for hosting unforgettable gatherings and making lifelong memories.









## 475 DEPOT AVENUE / TOWN OF TELLURIDE

Offered at \$15,540,000

Listed by Ben Jackson & Andrew Williamson / JW Group



Some homes are built for gathering — places where laughter echoes, stories are shared after long days of adventure, and memories are made season after season. 475 Depot Avenue is that kind of home. Newly constructed in 2023 and located in Telluride's most walkable neighborhood, this 4,391 SF residence sits on a rare 30-foot-wide lot that allows for light, space, and comfort in every corner. Soaring ceilings, a calming palette, and natural textures bring a relaxed elegance to the interiors, while the flexible floor plan offers four spacious en-suite bedrooms, including an oversized bunk room designed for group stays, plus a bar/media lounge that easily converts into a fifth generous bedroom.





## 404 EAST COLUMBIA AVENUE / TOWN OF TELLURIDE

Offered at \$7,700,000

Listed by Aric Maloy & Adam Black / A-Team



Created by renowned British architect John Pawson, this is his inaugural residential project in the United States. Nestled on a rare double lot in Telluride's historic district, the property offers a serene mountain escape. Ideally positioned just a short stroll from parks, hiking trails, ski lifts, and the shops and restaurants of Main Street, this home combines Pawson's minimalist design with custom furnishings. The home includes a spacious outdoor terrace, perfect for hosting gatherings.





## 438 WEST COLUMBIA AVENUE / TOWN OF TELLURIDE

Offered at \$8,250,000

Listed by Marty Stetina & Brian O'Neill / O'Neill Stetina Group



Beautifully re-imagined in the heart of Telluride, 438 W. Columbia is a classic home which has been thoughtfully redesigned in the spirit of modernity and livability. Currently undergoing a complete transformation, this is an excellent opportunity to secure a new construction home in downtown Telluride. With 4 bedrooms, large flex spaces, a coveted enclosed garage and sweeping ski resort views, 438 W. Columbia represents the best in both finish and functionality.





## 520 EAST COLUMBIA AVENUE / TOWN OF TELLURIDE

Offered at \$6,995,000 furnished

Listed by Aric Maloy & Adam Black / A-Team



This recently remodeled and impeccably maintained 4-bedroom, 4-bathroom residence is perfectly situated on a quiet street within easy walking distance to Town Park, hiking trails, and shops/restaurants. Complete with a gourmet kitchen, modern finishes throughout, air conditioning and fully furnished as well. This home needs nothing, bring your gear! There is an oversized detached garage to house your vehicle and all of your "fun in the mountains" equipment.





## 131 EAST GREGORY AVENUE / TOWN OF TELLURIDE

Offered at \$5,895,000 furnished

Listed by TD Smith Team



This classic Victorian enjoys sweeping views of the Telluride Peaks, Bear Creek Canyon and the Telluride Ski Resort. Expansive lawn and lush gardens surround an outdoor living patio. The floor plan envelops two bedrooms with full bathrooms on the upper level, complete with steam showers; the middle level encompasses kitchen, living, dining and office; the lowest level possesses a third bedroom suite, together with a separate entrance and kitchenette.





## ICE HOUSE PENTHOUSE 402 / TOWN OF TELLURIDE

Offered at \$4,950,000

Listed by Allison Templin



Located steps from skiing, the Gondola, numerous restaurants, and just two blocks from Main Street. The developer's personal residence offers unspoiled box canyon views from east to west from the wrap-around deck. This single-level 2-bedroom, 2-bathroom penthouse enjoys ample natural light and features a gourmet kitchen. The complex's amenities include a heated garage, private ski lockers, steam sauna, hot tub, heated indoor/outdoor pool, and elevator access.





## LOT 2, BRIDAL VEIL / IDARADO LEGACY

Offered at \$5,500,000

Listed by Brian O'Neill & Marty Stetina / O'Neill Stetina Group



A breathtaking and uncompromising legacy property. One of the premier vacant land parcels remaining undeveloped in the Telluride region, this exceptional 15+ acre estate boasts space, privacy and proximity to Downtown Telluride with perhaps some of the most dramatic views in the entire Lower 48. Set amongst towering glacial cliffs, the headwaters of the San Miguel River form multiple waterfalls cascading hundreds of feet in direct view of the property.





## **TOMBOY E160 / TOWN OF TELLURIDE**

Offered at \$4,399,000

Listed by Jesse DiFiore



Discover this exquisite Tomboy Lodge condominium, offering a sprawling 2,313 SF of thoughtfully designed space, completely remodeled in 2015 to the highest standards of luxury and comfort. This unique property boasts 3 bedrooms, 2 full bathrooms, and an additional half bathroom, ensuring comfort and privacy. Step outside to one of two private decks overlooking a vast lawn area, an idyllic setting for morning coffee or evening relaxation.

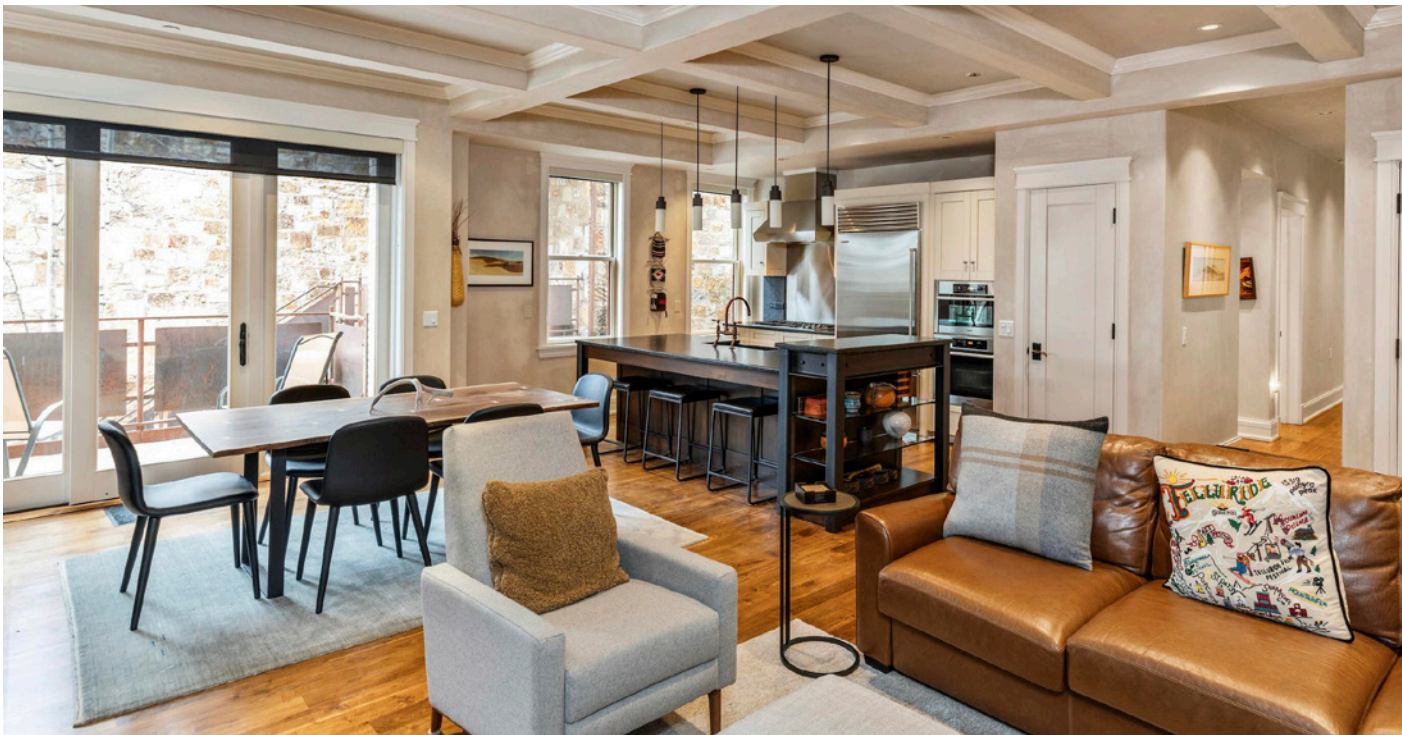




## AUBERGE ELEMENT 52 RESIDENCE SW302 / TOWN OF TELLURIDE

Offered at \$4,100,000 furnished

Listed by Marty Stetina & Brian O'Neill / O'Neill Stetina Group



A slopeside escape, SW302 combines high-end modern comforts with the very best of the Telluride lifestyle. Offered turnkey, this 2-bedroom, 2-bathroom condo is beautifully appointed with venetian plaster walls, walnut hardwood floors, a natural stone fireplace, heated floors and multiple balconies. The renowned staff and amenities of Element 52 include ski funicular and full-service ski shop, concierge services, valet parking, shuttle, spa, fitness room, hot tubs and more.



## TELLURIDE LODGE 518 / TOWN OF TELLURIDE

Offered at \$1,925,000

Listed by Mike Weist



Telluride Lodge 518 is a warm and inviting space with large windows offering stunning views of Ballard Mountain, the Box Canyon, and the ski area. This top-floor, 2-bedroom, 2-bathroom condo includes a loft and flex space. It also has a solid track record as a short-term rental. HOA amenities include both outdoor and indoor hot tubs. The property is conveniently located next to the grocery store and steps from the ski area and Chair 7.

## LOT 5, 180 TOMBOY ROAD / TOWN OF TELLURIDE

Offered at \$1,900,000

Listed by TD Smith Team



Enjoy breathtaking scenery from this exceptional homesite. From its vantage point, one can take in the sweeping Bear Creek canyon and the ski resort, along with canyon waterfalls to the east and vivid alpine sunsets to the west. The preliminary designed residence features four spacious bedrooms and five well-appointed bathrooms. The heart of the home is the open-concept living area, which seamlessly extends onto a generous 350 SF deck.



## LULU CITY 5D / TOWN OF TELLURIDE

Offered at \$2,395,000 furnished

Listed by Eric Saunders



This remodeled 3-bedroom, 2.5-bathroom corner unit is just one block from Chair 7 and across from the scenic River Trail. Bask in abundant natural light while enjoying breathtaking ski area views and down valley sunsets from the comfort of your living room. The thoughtfully designed layout features modern finishes, an open living area, and a well appointed primary suite. A rare and sought-after private garage is perfect for storing gear or vehicles year-round.

## LULU CITY 5F / TOWN OF TELLURIDE

Offered at \$1,895,000

Listed by TD Smith Team



Ideally located a short stroll to Lift 7, this very spacious 2-bedroom, 2-bathroom with loft is perfect for permanent living or a second home with significant rental potential. Double-loaded views affording western sunsets and eastern vistas of the box canyon. One of very few projects in Telluride with a year-round, heated swimming pool, over-sized hot tub, all recently updated. One of only 8 residences in the complex with a semi-private enclosed garage.



## ETTA PLACE TOO 111 / TOWN OF TELLURIDE

Offered at \$1,875,000 furnished

Listed by Kiplynn Smith



Stunning 2-bedroom condo located at the base of Chair 7, offering breathtaking views of the box canyon. This corner unit on the second floor is bathed in natural sunlight. With prime ski access, you can easily return home via multiple ski trails. The condo features new flooring, fresh paint, updated furniture, and a new refrigerator. The property boasts excellent amenities, including a swimming pool and a hot tub. The condo includes parking for 2 cars.

## PLUNGE B / TOWN OF TELLURIDE

Offered at \$1,600,000

Listed by TD Smith Team



A thoughtfully reimagined townhome nestled in the heart of Telluride. This 2-bedroom, 2-bathroom residence has undergone significant renovations, featuring all-new furnishings, updated flooring, and a fully remodeled kitchen. The open living area is bathed in natural light and the brand-new kitchen boasts top-of-the-line appliances with sleek finishes. Situated just steps from the gondola, ski lifts, and Telluride's Main Street.





### ICE HOUSE 306 / TOWN OF TELLURIDE

Offered at \$1,495,000 furnished

Listed by Tobin Brown

A fully remodeled, fully furnished gem in the Ice House Lodge. Only 100 yards from the gondola in a quiet, coveted part of town, this air-conditioned property is a spacious, delightfully appointed retreat. On-site amenities are unmatched in town and include pool, fitness room, ski room, owner's storage, common areas, covered parking, and more.

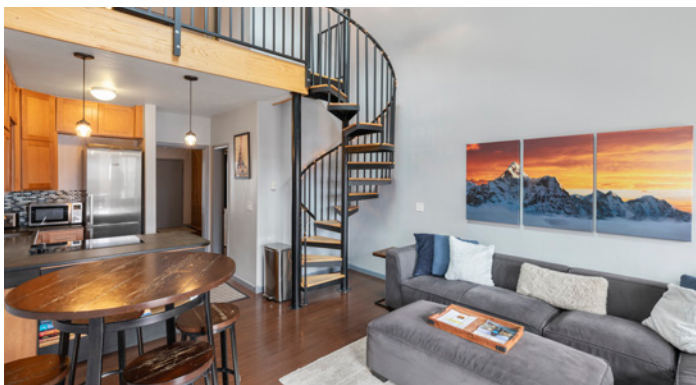


### 619 WEST COLUMBIA AVENUE 112C / TOWN OF TELLURIDE

Offered at \$1,479,000

Listed by Polly Leach-Lychee

This spacious 2-bedroom, 2-bathroom one-level unit has granite countertops, hardwood flooring, extra high ceilings in the living room and kitchen, and a large primary suite. There are ski area views from the front deck and living room. Open space lies immediately to the north, and west with gorgeous sunsets. One unassigned parking space in the nearby on-site lot and use of private ski lockers and hot tub round out the Tomboy amenities.



### BOOMERANG VILLAGE B304 / TOWN OF TELLURIDE

Offered at \$1,420,000 furnished

Listed by Jonny & Ryan Yaseen / O'Neill Stetina Group

Revel in the soothing flow of Cornet Creek and take in views of the ski resort from this remodeled top-floor condo. Nestled away from the main thoroughfares, yet steps from Lift #7 and the River Trail, this unit is perfectly poised for year-round enjoyment. Contemporary updates include a spiral staircase which leads into a spacious loft that serves as a second bedroom with its own bathroom.





Secure this top-floor, corner ski-in/out residence at Mountainside Inn, a true 1-bedroom, 1-bathroom offering both personal enjoyment and lucrative investment potential. Boasting a prime west and northern orientation, this bright and sunny apartment features a full-sized kitchen and living room. Steps from Lift 7, the River Trail, and the West End's dining and shops. Enjoy hassle-free ownership with on-site management.

### **MOUNTAINSIDE INN 322 / TOWN OF TELLURIDE**

Offered at \$1,075,000 furnished

Listed by Mike Shimkonis & Asa Van Gelder / Shimkonis Partners



One of the best lots at Sunset Ridge with ready to build, fully approved Town of Telluride structural plans. All you need to do is pull the permit. The designed home has a 1000 SF roof top deck and a 4-car garage. In floor radiant heat throughout and accordion doors with expansive and protected views of the valley floor. This 3-bedroom home can easily be converted into a 5-bedroom home.

### **LOT 18, SOUTH SUNSET RIDGE DRIVE / VALLEY FLOOR**

Offered at \$1,395,000

Listed by Garrett Simon / Team Simon



Deed Restricted. 118 Alexander Overlook, a 3-bedroom, 2-bathroom, 1,567 SF unit in Lawson Hill, shares 1 wall with private neighbors and comes with 2 on street parking spaces. The home has great light with 3 spacious outside decks. Views to the north to Campbell Peak and western sunsets. A great spot for a local to land.

### **118 ALEXANDER OVERLOOK / LAWSON HILL**

Offered at \$880,000

Listed by Will Blount / JW Group





Step into the heart of Telluride with this rare 1-bedroom, 2-full-bath condo located in the highly sought-after Viking Lodge. Situated on the ground floor—walk right out onto the scenic River Trail and enjoy being perfectly positioned between Lift 7 and the Gondola. The Viking Lodge is one of the few downtown complexes offering a year-round outdoor pool and hot tub, creating a true resort-style experience for owners and guests alike.

## VIKING LODGE 102 / TOWN OF TELLURIDE

Offered at \$999,000

Listed by Ryan & Jonny Yaseen / O'Neill Stetina Group



This is the least expensive free-market studio in Town with a full kitchen, shared hot tub on property and being sold fully furnished! Dogs are allowed for owners not renters. This has been a very successful AirBNB since 2017 with over 450 5 star reviews and lots of repeat guests. Only 2 blocks to lift 7. Seller is a licensed Broker.

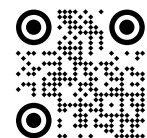
## TOMBOY LODGE 137 / TOWN OF TELLURIDE

Offered at \$795,000 furnished

Listed by Andrew Dolese

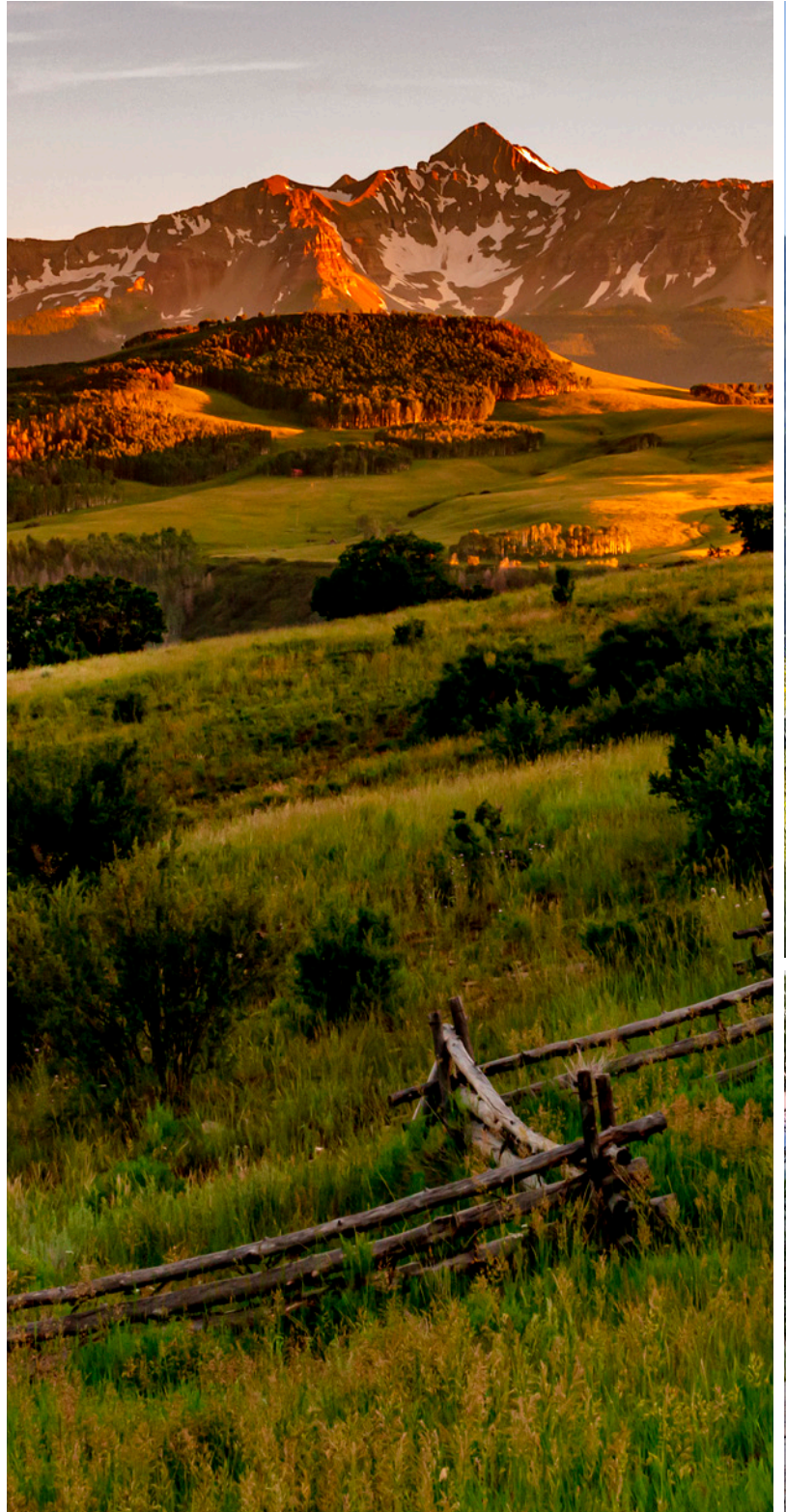
# there's more to see ...

Scan this qr code with your phone's camera to see ALL properties for sale in the Town of Telluride.





# surrounding mesas







**Home to some of the most exclusive addresses in Telluride, the neighboring mesas offer a well-balanced blend of convenience, privacy, and awe-inspiring views. With such close proximity to the Town of Telluride and the Telluride Ski Resort, there is no need to forgo convenience for privacy.**

Deep Creek Mesa - 5+ miles to Telluride

Aldasoro Ranch, Deep Creek Ranches, Diamond Ranch, Falls at Telluride, Golden Ledge, Gray Head, Last Dollar, Meadows at Deep Creek, Redtail Estates, and Sunnyside Ranch .

Turkey Creek Mesa - 5+ miles to Telluride

Alta Lakes, Elk Run, Preserve, Raspberry Patch, Ski Ranches, Skyfield, and West Meadows

Ames, Ilium, and Ophir - 5+ miles to Telluride

**Other opportunities for a gentler, more relaxed pace of life can be found on Telluride's outlying mesas. Historic cattle ranches coexist graciously with newer estates in the fertile valleys and mesas. Nowhere else in the west will one find more profound views, abundance of wildlife, all with proximity to culture and recreation.**

Wilson Mesa - 12+ miles to Telluride

Elk Creek Reserve, Muddy Creek Meadows, Ptarmigan Ranch, and Wilson Mesa Ranches

Hastings Mesa - 14+ miles to Telluride

Alder Canyon Ranches, Beaver Pond, Cradle Park Ranches, Finnegan Ranch, Hastings Mesa Estates, Last Dollar Tracts, Little Lake Ranches, Old Elam Ranch, Pleasant View, San Juan Vista, Telluride Pines, and Willmeng Springs

Specie Mesa - 20+ miles to Telluride

Estate Ranches, Great American, Little Cone Ranch, Peninsula Park, Peninsula Pines, Peninsula Point, Specie Mesa Ranch, Specie Wilderness, The Peninsula, and Top of the World

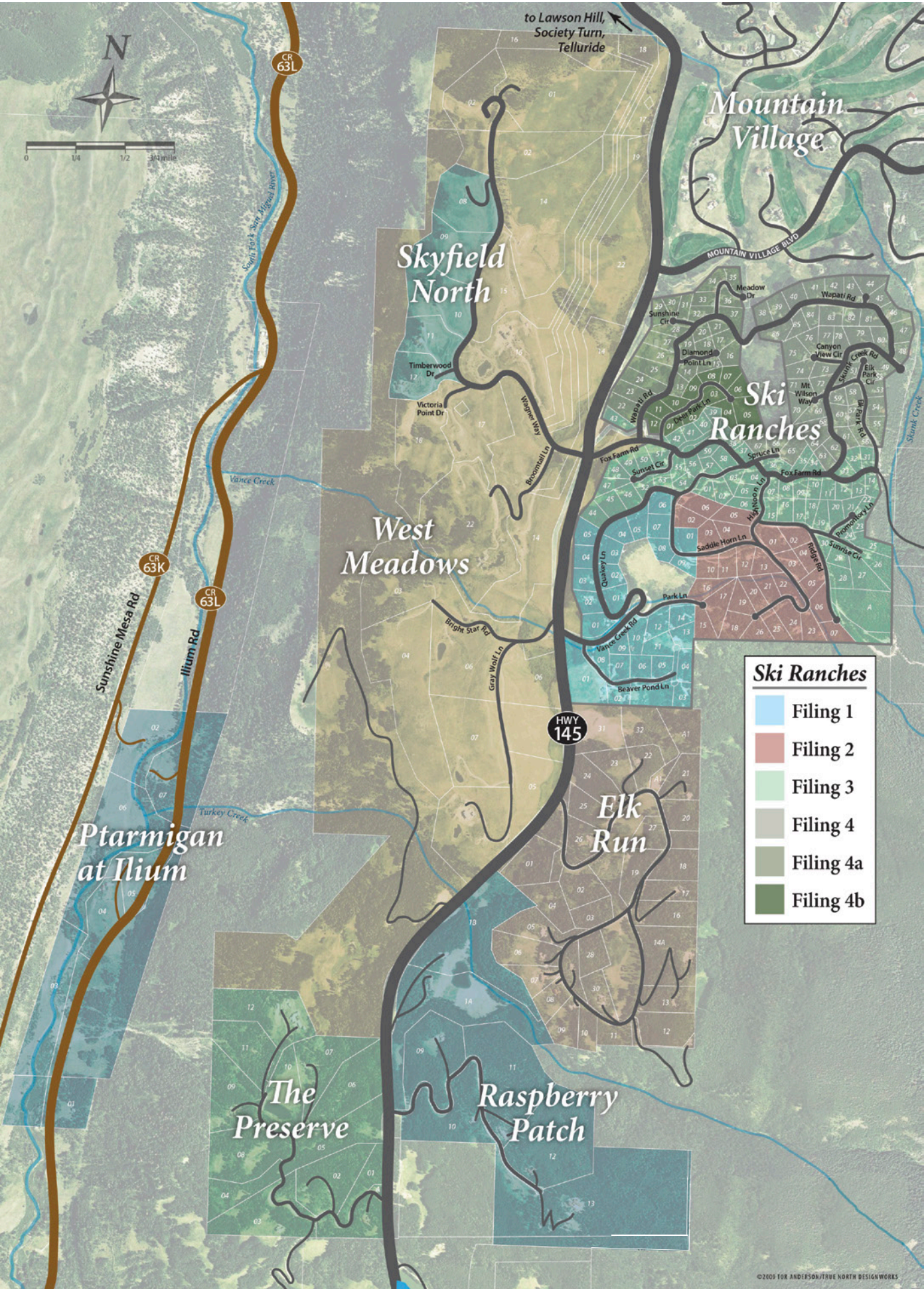
Iron Springs/Horsefly Mesa - 25+ miles to Telluride

Anderson Ranch, Big Valley Ranch, The Bluffs, Brown Ranch, Canyon Creek Ranch, Colt Meadows Ranch, Cornerstone, Dancing Bear Ranch, Eagle Ridge Ranch, Elks Summit, Frontier, Golden Bear Ranch, Gracie Sky Mountain Ranch, Lakes at Carstens Ranch, McKenzie Spring Ranch, Panorama Acres, Rosorodo, and San Juan Ranch





TURKEY CREEK MESA MAP





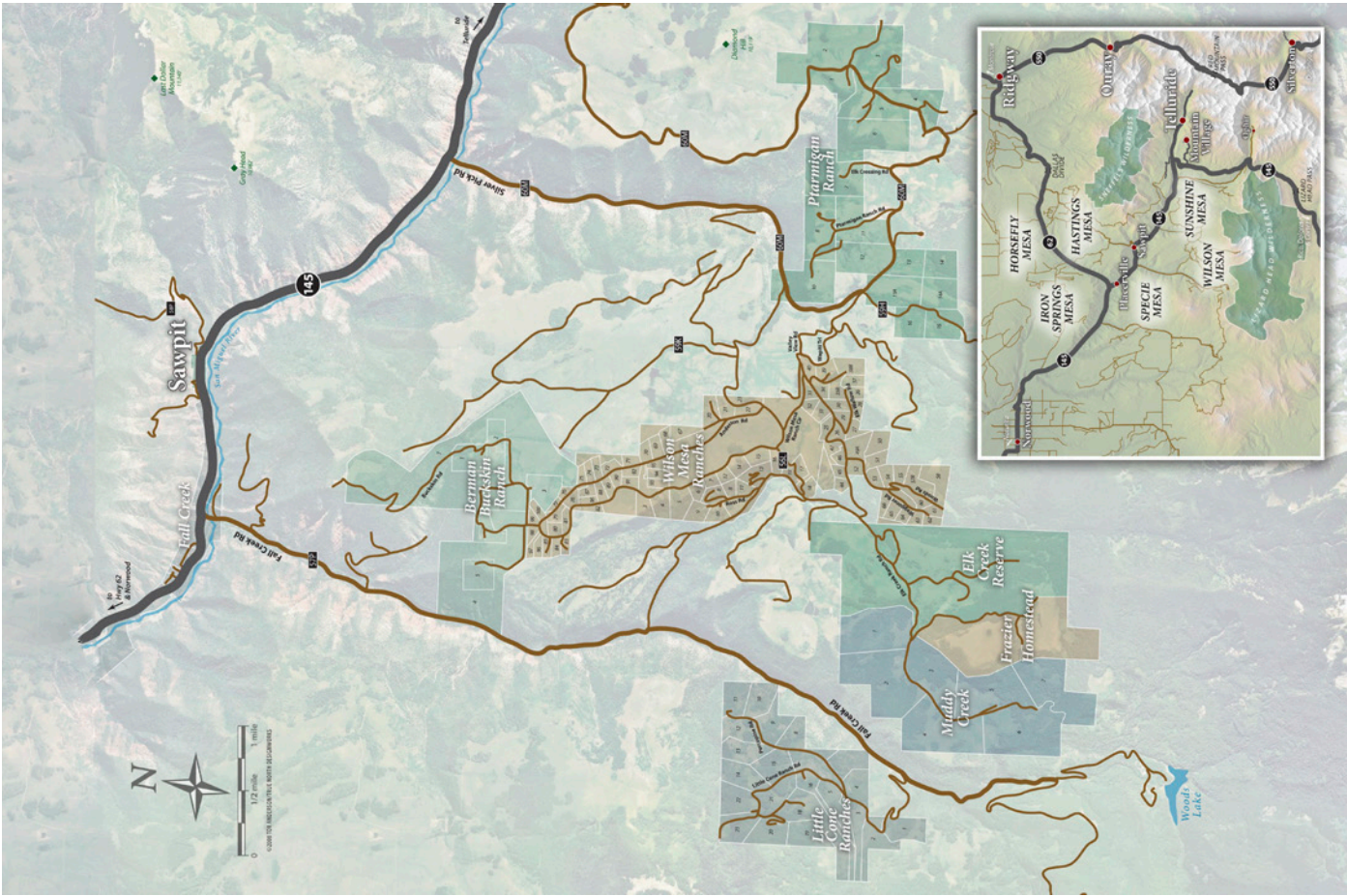
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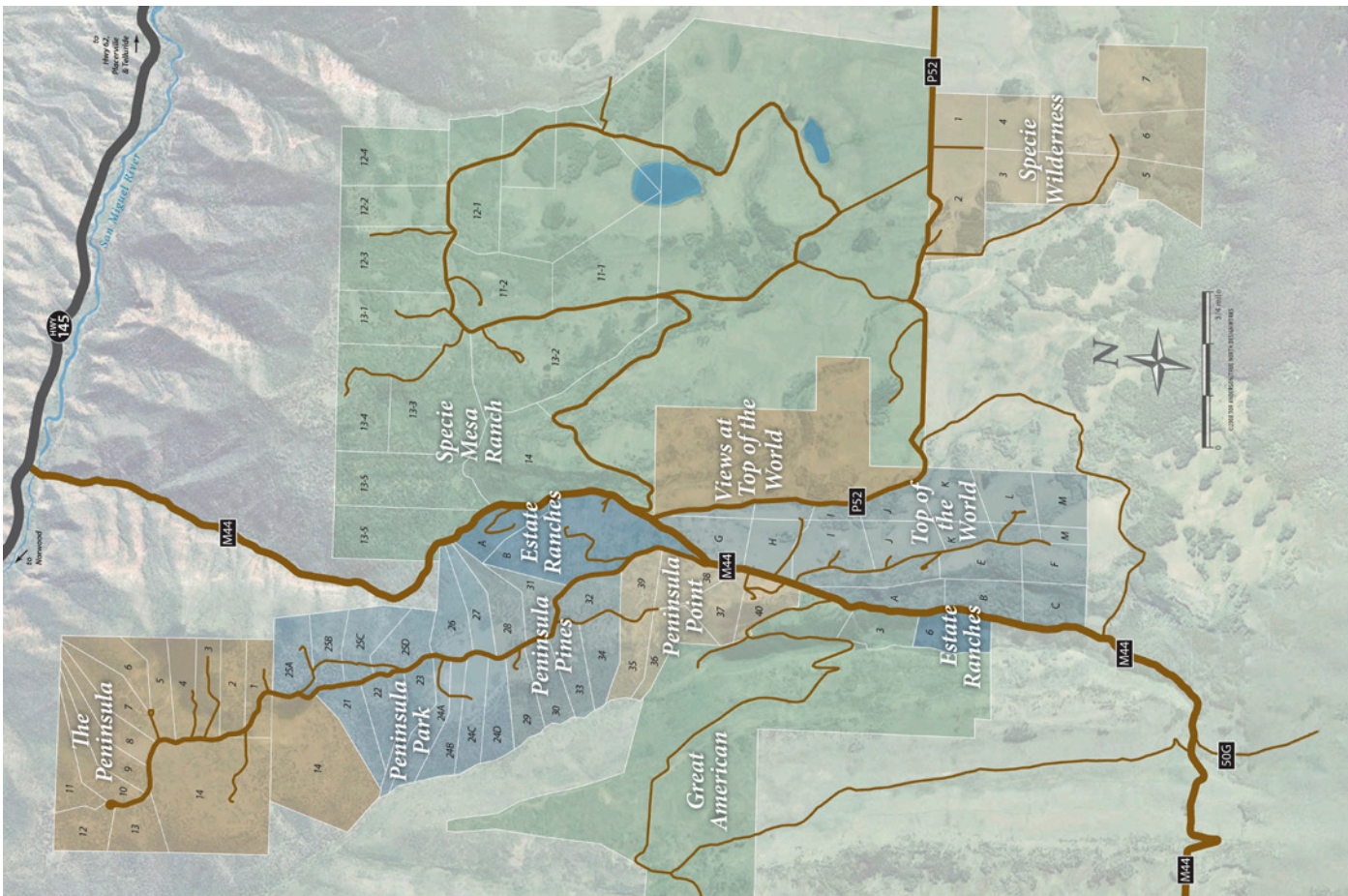
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WILSON MESA MAP



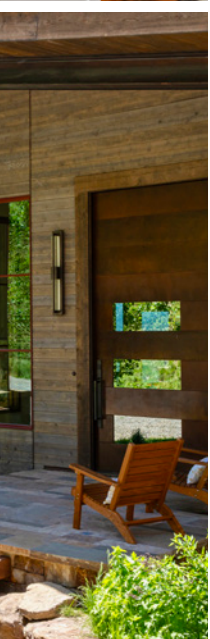
SPECIE MESA MAP











## 153 WHIPPLE WAY / GRAY HEAD

Offered at \$12,500,000

Listed by Steve Cieciuch (Chet-chu)



Discover serenity and rejuvenation in this architectural 6-bedroom, 4-bathroom, 2-half-bathroom home nestled on 35 acres with awe-inspiring views from the Wilson Range to the Telluride Ski Area. Bordered by an enchanting aspen grove with direct access to U.S. Forest, this warm, mountain modern residence offers unparalleled privacy, protection and natural beauty, overlooking two ponds with a recirculating creek, plus a yoga studio for tranquil practice. Located in the exclusive Gray Head subdivision that offers a common owner's cabin, 16 miles of private trails, a tennis court, an abundant trout pond, valet parking and ski storage at Element 52 in Telluride. Enjoy tranquility and adventure amidst breathtaking natural beauty with the Staircase to Heaven Trail out the back door.









## 7039 LAST DOLLAR ROAD / GRAY HEAD

Offered at \$13,250,000 (72+ Acres) or \$10,500,000 (35+ Acres)

Listed by TD Smith Team



Located on 70+ acres with sweeping 360° views of the iconic Telluride mountain backdrop, the residence was artfully crafted from three historic 1800's Pennsylvania barns. The great room, warmed by a 2.5-story, double-sided, wood-burning, stone fireplace, enjoys walls of glass perfectly framing the peaks beyond and stone-lined pond below. All four bedrooms with en-suite bathrooms occupy the main level, with the master suite occupying its own wing.





## 140 WEST SERAPIO DRIVE / ALDASORO RANCH

Offered at \$7,995,000

Listed by Aric Maloy & Adam Black / A-Team



140 W Serapio is a meticulously appointed, custom mountain home within minutes of the Town of Telluride and Mountain Village. Consisting of 5 bedrooms, 4 full and 2 half bathrooms, and 3 flex rooms, this magnificent enclave is situated at the end of one of the most coveted cul-de-sacs in the Telluride region. Recently updated with Restoration Hardware furnishings and mountain modern finishes. Stunning and massive views span 300°.





## PARCEL BR, SOUND OF MUSIC RANCH / WILSON MESA

Offered at \$13,500,000

Listed by TD Smith Team



The 709-acre BR Ranch is the most prime and scenic portion of the original Sound of Music Ranch. Subject to a conservation easement in favor of the Rocky Mountain Elk Foundation, the property will be forever protected from insensitive development with a limit of 3 strategically placed home sites on the entire property, with captivating 270° views. The ranch is blanketed with mature aspen and old growth spruce surrounding lush meadows, conveniently located only 13 miles from the Telluride regional resort. Its access is via state highway and a year-round county-maintained road.





## 1130 ELK RUN ROAD / ELK RUN

Offered at \$7,900,000 furnished

Listed by Steve Ciecuch (Chet-chu)



With its immaculate woodwork, impressive clerestory windows that feature grand mountain views, this ideal family home has been upgraded and newly furnished. This generous layout features 5 bedrooms, 6 bathrooms, 2 half bathrooms, chef's kitchen, great room with floor-to-ceiling stone fireplace, movie room, exercise room, and guest apartment all within 7,288 SF. A wrap-around patio with hot tub furthers the lifestyle experience on 3.34 acres in the gated community of Elk Run.





## 280 SAGE GROUSE / IRON SPRINGS MESA

Offered at \$7,600,000 furnished

Listed by Ben Jackson & Andrew Williamson / JW Group



Embrace the pinnacle of mountain living, where serenity, inspiration, and luxury converge. Nestled in a peaceful cul-de-sac on a sprawling 70-acre estate, this exceptional property offers the ultimate in luxury, privacy, and natural beauty. With 9,264 SF of expertly designed living space, the residence features 5 bedrooms, 6 full bathrooms, and a charming guest house. An over-sized Toy Barn can accommodate your snowmobiles, ATVs, and car collection.





## **LOT 7, SUNNYSIDE RANCH WEST / SUNNYSIDE RANCH**

Offered at \$6,500,000

Listed by Robert Stenhammer & TD Smith



35-acre luxury, alpine meadow homesite with private gated access. The homesite sits on a bench with aspen trees and majestic and inspiring mountain perspectives. Lot 7 has 180° prodigious views of Ajax Mountain to the east, Wilson Peak to the west and squares up perfectly to Telluride Ski Resort and Palmyra Peak to the south. Less than 15 minutes from the Town of Telluride, Mountain Village and the Telluride Regional Airport.





## 462 DRAGON LODGE ROAD / HASTINGS MESA

Offered at \$5,977,000

Listed by Mike Shimkonis & Asa Van Gelder / Shimkonis Partners



Situated on 332 private acres of unparalleled beauty overlooking the San Miguel Canyon and several mountain ranges, this dynamic assemblage offers respite from the everyday while indulging in the comforts of refined living. The main residence stands as art forged from hand-carved rock, wood and metal. Discover a mountain spring, pasture land, a charming barn studio and loafing sheds. Unwind in the Finnish sauna, rejuvenate at the woodland stone circle, tipi and yoga/yurt deck.





## 107 JOAQUIN ROAD / ALDASORO RANCH

Offered at \$5,597,000

Listed by Mike Shimkonis & Asa Van Gelder / Shimkonis Partners



The stunning setting of this timeless 4-bedroom home offers the perfect balance of seclusion and magnificence with stunning stonework, vaulted ceilings, and a practical floor plan filled with "away" spaces. Its peaceful cul-de-sac setting garners easy access to Telluride's skiing, hiking, and historic town. It is situated on nearly three aspen-filled acres of pristine land with panoramic mountain views and adjoining hundreds of acres of open space.





## 842 RANCH ROAD / SAN JUAN RANCH

Offered at \$4,400,000

Listed by Bebe Hinde & Gran Tabb



Nestled amidst the majestic peaks of the San Juan Mountains, this stunning property offers unparalleled panoramic views. 164 acres provides privacy and ample space to roam. The estate features a main house, guest house, and detached garage, making it an ideal retreat for family gatherings. The spacious main house boasts includes a grand primary bedroom with a semi-finished basement, a large kitchen, a cozy living room, and a lofted area with a bar and games space.





## 662 FOX FARM ROAD / SKI RANCHES

Offered at \$3,200,000

Listed by Dan Henschel



Perched atop a sloping hillside, this Ron Bercovitz-designed Ski Ranches home enjoys treed privacy and San Sophia mountain range views. Outdoor living doesn't get any better with plenty of deck space and a hot tub. Spanning 4,000 SF, the main house features 3 bedrooms, 3.5 bathrooms, a loft office, and three flex spaces, while the ADU above the garage includes 1 bedroom, one bath, and a loft. With three garage bays, there's ample storage and potential for a workshop.





## 47 HIGH NOON LANE / SKI RANCHES

Offered at \$3,825,000

Listed by Denise Scanlon / O'Neill Stetina Group



This stunning property offers a mountain lodge aesthetic with 5 bedrooms. Multiple decks and patios allow for enjoying alpine sunsets and starlit skies, with ample space for outdoor dining and relaxation. The home includes a cozy fireplace, a private hot tub, and convenient access to hiking trails and ski slopes. Whether you seek a tranquil retreat, a base for outdoor adventures, or a place to entertain in style, this property offers the ideal blend of luxury and natural beauty.





### **315 BLUFF VIEW DRIVE / IRON SPRINGS MESA**

Offered at \$3,000,000

Listed by Mike Weist



Offering unparalleled privacy and breathtaking views, this exquisite Lipkin-Werner residence features 5 spacious bedrooms in the main house and a 2-bedroom attached caretaker's quarters. This modern custom home boasts a private primary bedroom wing complete with its own library and deck. The expansive great room and chef's kitchen are ideal for seamless entertaining. A paradise for outdoor enthusiasts, hunting, fishing, mountain biking, golf, and skiing are a short drive away.





## 1528 EAST ANDERSON ROAD / WILSON MESA

Offered at \$2,995,000

Listed by Damon Demas



Wilson Mesa, sitting below the iconic Wilson Peak, has long been recognized as possessing extraordinary natural beauty. Sitting front and center amid this wondrous setting is a refreshing contemporary home designed by Lea Sisson Architects. With all day sun, outstanding views, adjacency to open space and conservation lands, this offering is a rarity that deserves your attention.





## 1036 HARCOURT TRAIL / HASTINGS MESA

Offered at \$2,571,400

Listed by Alex Martin & Marcin Ostromecki / Martin | Ostromecki Team



This rustic retreat is set on 53 gently sloping acres with an array of mature trees and magnificent views. The primary living space features two-story windows that provide mesmerizing vistas and abundant natural light to an open floor plan with a cozy wood burning fireplace. The main house offers 3 bedrooms as currently configured. Attached to the main house via breezeway is a finished workshop equipped with bathroom and shower. A detached 2.5 car garage completes this offering.





## 727 WEST ANDERSON ROAD / WILSON MESA

Offered at \$2,995,000

Listed by TD Smith Team



This exquisite timber-frame home with stone accents offers awe-inspiring 360° views. Located on 11 pristine acres this three-level residence features thoughtful craftsmanship and exceptional materials throughout. An inviting floor plan embraces a spacious living area, a well-appointed kitchen, and dining space. The upper level is dedicated to a private master suite, complete with an office, bathroom, and deck. An oversized, heated two-car garage provides ample storage.





## 2635 PENINSULA DRIVE / SPECIE MESA

Offered at \$2,650,000

Listed by Kiplynn Smith & Amy Franck



Nestled atop a sprawling mesa spanning 327 acres. This magnificent property offers a haven of luxury living with 4 bedrooms, 3.5 bathrooms, and a spacious 3,393 SF. Enjoy breathtaking, uninterrupted vistas, creating a picturesque backdrop to everyday life. Embrace the outdoors year-round with endless recreational opportunities right at your doorstep. Situated just 45 minutes from Telluride, this property offers the perfect blend of seclusion and accessibility.



## 2919 SAN JUAN VISTA ROAD / HASTINGS MESA

Offered at \$2,500,000

Listed by Allison Templin



This stunning custom log home offers an unmatched blend of rustic charm and privacy. This 2-bedroom plus bunkroom and loft, 3,000 SF home features hand-hewn Swedish cope installation, custom concrete countertops, a solid bronze farm sink, a brand new roof, and a new solar system. Located 33 miles from Telluride and 17 miles from Ridgway, this retreat enjoys private hunting and recreational access to the adjoining Sneffels Wilderness area and the San Juan National Forest.

## 127 ALDASORO BOULEVARD / ALDASORO RANCH

Offered at \$2,500,000

Listed by Kiplynn Smith



Deed Restricted. Set on 2.73 private acres, this stunning 3-bedroom, 3.5-bathroom retreat with sweeping 360° views is just 5 minutes from downtown Telluride. The open main level features an updated kitchen flowing into the great room, plus a loft ideal for a home office. The primary suite is on the main floor; two guest rooms and a media room are below. Updated baths, a finished garage with a workshop, and quality craftsmanship throughout.





### **3362 RANCH ROAD / SAN JUAN RANCH**

Offered at \$1,900,000

Listed by Steve Ciecich (Chet-chu)

Embrace the Colorado lifestyle you've always imagined with this exceptional 2-bedroom, 2-bathroom mountain modern ranch. Set on a sprawling 110 acres of rolling, usable land, this property offers a rare combination of privacy, space, and breathtaking 180° views. Enjoy the convenience of being just 25 minutes from the welcoming community of Ridgway and within an easy 50-minute drive to the world-class skiing, dining, and culture of Telluride.



This recently remodeled haven borders an old-growth forest, while alpine peaks and sparkling Trout Lake lie just beyond. Nestled within walking distance of the lake, this dream retreat offers nearly 2,800 SF of inviting living space and 3 bedrooms. Step inside the vaulted great room, where a cozy wood stove adds warmth and sets the scene for awe-inspiring vistas. Unwind in the recently added primary suite, featuring expansive floor-to-ceiling windows and a wraparound deck.

### **135 MARMOT WAY / TROUT LAKE**

Offered at \$1,749,000

Listed by Asa Van Gelder & Mike Shimkonis / Shimkonis Partners



Set on a 2.77-acre parcel, this remarkable sun-drenched property is arguably the best of the Ski Ranches. Prepare to be captivated by the awe-inspiring vistas that surround you, with uninterrupted views of the majestic Wilson Range and the iconic Palmyra Peak painting the perfect backdrop for your mountain retreat. Conveniently located just a short drive from Telluride, ensuring easy access to skiing, dining, and entertainment options.

### **LOT 4, SADDLE HORN LANE / SKI RANCHES**

Offered at \$1,250,000

Listed by Maggie Martin





Situated in the prestigious Elk Run subdivision, this land boasts stunning panoramic views and easy access to world-class amenities. Surrounded by towering pines, quaking Aspen, and endless outdoor adventures, this property is a sanctuary for nature enthusiasts. Join an elite community of discerning homeowners who value privacy and tranquility.

## **LOT 16, ELK RUN / ELK RUN**

Offered at \$2,500,000

Listed by Stevie & Steve Hilbert / Hilbert Homes



Deed Restricted. This meticulously maintained 3-bedroom, 3-bathroom timber-frame home is just minutes to Telluride and Mountain Village. There is a massive garage to store vehicles and all your toys, along with ample exterior parking. Enjoy huge views of Wilson Peak and Telluride Ski Area. This home is located on a very quiet cul-de-sac with no through traffic in one of the most coveted local's communities in the Telluride region.

## **215 EAST SERAPIO / ALDASORO RANCH**

Offered at \$1,450,000

Listed by Aric Maloy & Adam Black / A-Team



With an estate-like setting adjacent to open space, this 2-acre lot is within mere minutes of Downtown Telluride. A prospective homebuilder will enjoy privacy, views and buildability. A knoll-top build-site amongst quaking aspens provides breathtaking views of Telluride Ski Resort and Ophir Mountains.

## **LOT 4, QUAKEY LANE / SKI RANCHES**

Offered at \$1,150,000

Listed by Marty Stetina & Brian O'Neill / O'Neill Stetina Group





Escape from the hustle and bustle of the real world to your own private enclave within an 40 minutes of Telluride. This stunning 100+ acre parcel is tucked away within the exclusive gated San Juan Ranches community and features year-round access with sweeping views and all of the land your heart and livestock could possibly desire. Build the compound of your dreams and make family memories that will last a lifetime, within close proximity to Telluride, Ridgway, Ouray, and Montrose.

### **LOT 3, RANCH ROAD / SAN JUAN RANCH**

Offered at \$695,000

Listed by Garrett Simon / Team Simon



Located in the Hastings Mesa Estates community is the 5-acre getaway of your dreams. Sheltered by majestic Ponderosa pines and aspens, this property has a unique magic. The flat topography, power in two lot line locations, and dramatic views of Mt. Sneffels provide a choice of locations on which to build your dreams. In place is an insulated studio with solar power and a wood-burning stove. Snowmobile/ski access in the winter adds privacy to enjoy the quiet magic of big skies and snowy forest.

### **80 WEST PINEY WOODS WAY / HASTINGS MESA**

Offered at \$378,000

Listed by Trevor James



This isn't just land. It's a high-altitude whisper, a 37-acre conversation with the silence. Up on Specie Mesa, forty minutes west of Telluride, the world drops away, leaving you perched on the edge of something vast and ancient. BLM land brushes up against your borders, an open invitation to wander. Solitude is here in spades, yet you're not entirely alone. The friendly faces of "The Peninsula" subdivision are close enough for community and far enough for contemplation.

### **LOT 26, 1400 PENINSULA DRIVE / SPECIE MESA**

Offered at \$425,000

Listed by Mike Shimkonis & Asa Van Gelder / Shimkonis Partners





A rare opportunity to own a site at Trout Lake. Enjoy this summer cabin while designing your dream lake house with unobstructed views of the lake.

## **602 NORTH TROUT LAKE ROAD / TROUT LAKE**

Offered at \$699,000

Listed by Lisa Nielsen & Ben Jackson / JW Group



Situate your homesite among the big, beautiful Aspen trees on this stunning 7.7-acre parcel, which lies adjacent to 412 acres of open space with horse pasture. Enjoy views of Lone Cone and Dolores peaks and sunsets by the serene seasonal pond nestled on this property. With privacy, seclusion, and easy year-round access, this property offers a unique blend of tranquility and adventure, allowing you to fully immerse yourself in the natural beauty of Colorado's high country.

## **TRACT 47, WILSON MESA RANCH CIRCLE / WILSON MESA**

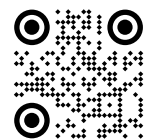
Offered at \$600,000

Listed by Allison Templin

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# down valley & beyond







Aptly nicknamed the "Banana Belt", the Down Valley area follows the river canyon west down Highway 145. Sited amongst magnificent red rock cliff bands and along the winding banks of the San Miguel River, the Down Valley areas of Sawpit, Placerville, & Fall Creek enjoy fairer weather from an almost 1,200ft drop in elevation.

Sawpit - 12+ miles to Telluride

Placerville/Fall Creek - 15+ miles to Telluride

Resplendent with unique charm and character, the outlying communities that make up the Telluride region have a personality all their own. These amiable towns offer an alternative to the hustle and bustle of Telluride. While these communities present more budget friendly properties – they still feature beautiful mountain views, convenient river access, newly constructed homes and sprawling ranches.

Rico - 30+ miles to Telluride

Norwood - 35+ miles to Telluride

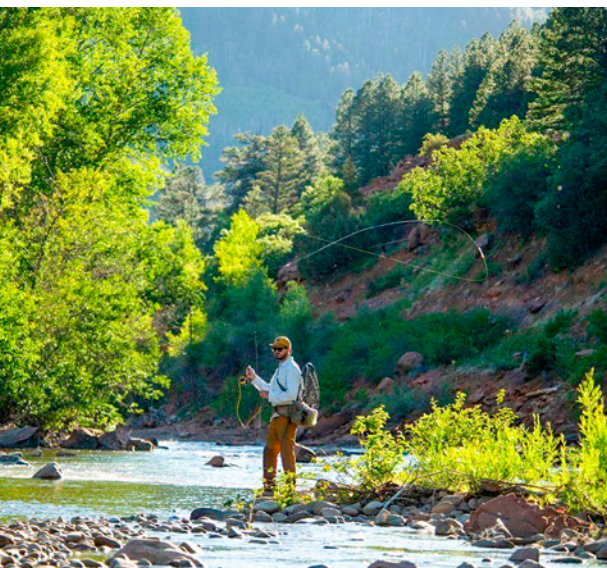
Ridgway - 40+ miles to Telluride

Ouray - 50+ miles to Telluride

Dolores - 65+ miles to Telluride

Montrose - 65+ miles to Telluride

Durango - 110+ miles to Telluride



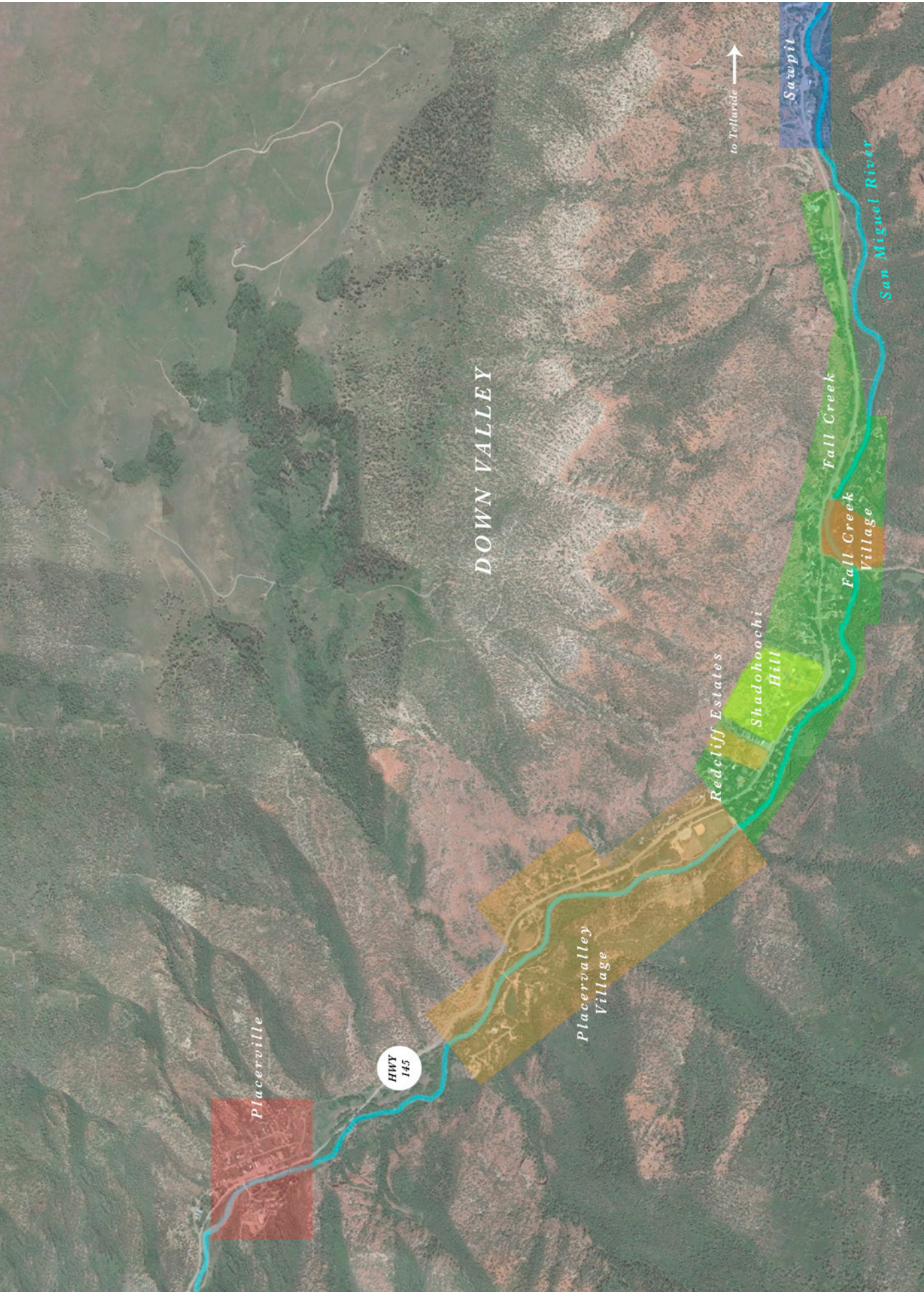


OUTSIDE AREAS MAP





DOWN VALLEY MAP







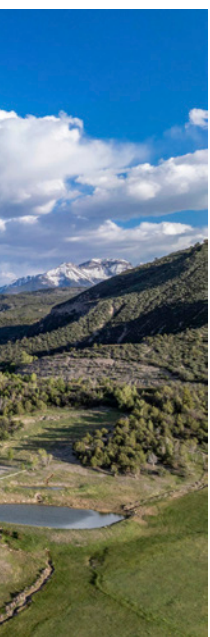




## 8920 HIGHWAY 62 / RIDGWAY

Offered at \$4,995,000 (159 Acres) or \$3,150,000 (82 Acres)

Listed by Bebe Hinde & Gran Tabb

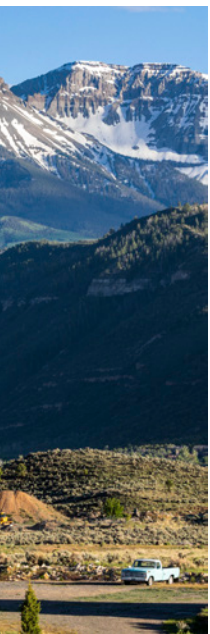


Perched in a picturesque valley, this unique property offers expansive views of the Cimarrons, Ouray Valley, and Sneffels range. The land benefits from Dallas Creek water rights, ensuring lush green pastures. The property features a 3-bedroom, 2-bathroom house, perfect for immediate occupancy or as a starting point for a spectacular remodel. Additionally, there is a 3-car garage with a studio apartment above, ideal for multi-generational living, an art studio, or rental income.









## 474 & 362 GOLDEN EAGLE TRAIL / RIDGWAY

Offered at \$3,300,000 or \$2,100,000 (Home + 2.46 Acres) or \$1,250,000 (Barn + 7.75 Acres)

Listed by Polly Leach-Lychee



This custom 3-bedroom timber frame has amazing hilltop views from the Cimarrons to Sneffels Peaks and beyond. The private home on 10+ acres, built with quality and taste, has over 850 SF of covered decks to take in the panorama of San Juans. Amazingly, all this sits a mere 1.5 miles from downtown Ridgway, with exceptional restaurants and shops, hot springs, community parks, 40 minutes SW to the ski slopes of Telluride and 25 minutes north to the shopping of Montrose and its all weather airport. The adjacent 5-11 stall barn and bunkhouse are the keystone of the equine aspects of this property for private use, or has commercial zoning for a previously profitable equestrian related businesses.



## 10500 COUNTY ROAD 1 / RIDGWAY

Offered at \$2,495,000

Listed by Eric Saunders



This spectacular log cabin estate offers unmatched panoramic views of the Sneffels Range and the Cimarrons. Spanning 4,760 SF, the 4-bedroom, 3.5-bathroom home masterfully blends rustic elegance with modern comfort. The open-concept living spaces feature soaring ceilings, massive log beams, and walls of glass. Designed for both entertaining and peaceful retreat, the property includes expansive outdoor living areas and horse lovers will appreciate the equestrian setup.

## 26001 HIGHWAY 145 / PLACERVILLE

Offered at \$1,645,000

Listed by TD Smith & Chris Sommers



The San Miguel River Ranch is nearly 17 acres of lushly vegetated, river property nestled along on just under a mile of the San Miguel River. Located just 17 minutes west of Telluride, the property is bordered by the BLM and possesses a conservation easement protecting wildlife, diverse forest, meadows and riparian vegetation. The property's owner has had a house / barn designed, an approved wastewater treatment system engineered, and a new 20 GPM well drilled.



## 243 GOLD DUST LANE / CORNERSTONE

Offered at \$1,925,000 furnished

Listed by Denise Scanlon & Marty Stetina / O'Neill Stetina Group



Located in the exclusive gated community at Cornerstone Club, adjacent to the clubhouse and in close proximity to the world championship 18-hole golf course. The home itself has 4 bedrooms, all with en-suite bathrooms and retains a classic Rocky Mountain high alpine aesthetic. Cornerstone Club comprises 4,800 acres of unfettered outdoor adventure including hiking, biking, ATV riding, hunting, fishing and more.

## 301 EAST MANTZ AVENUE / RICO

Offered at \$1,295,000 furnished

Listed by Asa Van Gelder & Mike Shimkonis / Shimkonis Partners



Steeped in Rico's rich mining past, this beautiful property offers the ultimate in privacy and views. Imagine sipping lemonade on your sun-soaked porch after a hike or bike ride on one of the many local trails. This meticulously maintained home, set on six lots, is perfect for families of all sizes. The kids will love the spacious rooms and the room to roam. Modern updates like sparkling new bathrooms and a brand new roof ensure worry-free living for years to come.





This mountain industrial style is reimagined for those seeking modern conveniences and clean design. Step outside, and the living space expands. Breathe in mountain views while gazing at the Cimarron Mountains and the southern San Juans. Leave your car in the 2-car garage and explore the heart of Ridgway on foot and bike. Meander through the town park a couple of blocks away, stroll along the river, exercise on winding trails or delve into winter sports.

## 410 NORTH LENA STREET / RIDGWAY

Offered at \$999,000

Listed by Mike Shimkonis & Asa Van Gelder / Shimkonis Partners



3+ acres with mature Aspen and Spruce trees support three structures to fuel your outdoor passions. An energy-efficient home with sizable decks and expansive windows blurs the lines between indoors & nature. The garage/shop boasts a studio with a full bathroom, which is perfect for a rental or inspiring art studio. A whimsical 2022 yurt is ideal for guests or workouts. Hike, bike, ski, and hunt right from your door.

## 15322 ROAD 55.9 / RICO

Offered at \$995,000

Listed by Asa Van Gelder & Mike Shimkonis / Shimkonis Partners



Located in the Elk Meadows neighborhood outside of Ridgway, this 4-bedroom, 3-bathroom home was remodeled in April of 2023 and rests in a quiet alpine setting. The home features great outdoor living space with an elevated deck suspended among an aspen canopy. Quality construction includes oak cabinetry, hardwood flooring, and a cathedral ceiling. The home's proximity to National Forest land and Ridgway make this location convenient for families and outdoor enthusiasts.

## 51 SAN JUAN LANE / RIDGWAY

Offered at \$845,000

Listed by Marcin Ostromecki & Alex Martin / Martin | Ostromecki Team





## 51 BLAKE STREET / SAWPIT

Offered at \$1,120,000

Listed by Bebe Hinde & Gran Tabb

This charming home offers the perfect opportunity to make it your own. With a flexible layout and thoughtful design, it's well-suited for a variety of living arrangements. Sunlight pours through the windows all year, creating a warm and welcoming atmosphere. While the home features baseboard heating and a cozy wood-burning fireplace in the living room, the passive solar gain helps maintain a naturally comfortable temperature year-round.



Located on the first hole of scenic Cobble Creek, offering golf, tennis, pickleball, clubhouse, fitness center and more, this newly constructed home features a well-appointed kitchen, including a brand new Thermador refrigerator and other high-end appliances. Custom oversized windows with automated coverings allow ample light throughout the open and spacious floor plan. A covered patio and a fenced backyard allow you to enjoy the temperate climate of Southwest Colorado.

## 837 COURTHOUSE PEAK DRIVE / MONTROSE

Offered at \$850,000

Listed by Hunter Anderson



Historic fully-renovated eight bedroom estate with a 2-bedroom, 2-bathroom townhouse-style residence on the second and third floors featuring a bespoke pro galley kitchen, a panoramic sun-deck, and window views on a dramatic desert landscape. The property includes a work shed, a like-new 40ft by 9ft Conex and an ample garage that was once the original Nucla-Naturita Firehouse. There are 6 studio kitchenettes on the first floor with separate entrances that can be rented long or short term.

## 153 MAIN STREET / NATURITA

Offered at \$775,000

Listed by Natalie Binder / O'Neill Stetina Group





Primely located as you enter Ridgway, this lot is ideal for any number of possibilities. Featuring unparalleled visibility for the investor or an oversized lot in which to build your dream downtown home steps away from shops and restaurants. Downtown Service District zoning of this property allows for both residential and business use. The options are endless with this unique location in a charming town of growing opportunity.

### **LOTS 1, 2, 3, & 4 (PARTIAL), SHERMAN STREET / RIDGWAY**

Offered at \$516,000

Listed by Polly Leach-Lychee



Tucked away on a serene and private 2.68-acre forested lot, this impeccably crafted mountain cabin offers the ultimate retreat. Perched above a spacious two-car garage, the cabin blends timeless charm with high-quality modern finishes—including wide-plank engineered hardwood floors with in-floor radiant heat, elegant stone countertops, a beautifully tiled shower and bath, and an efficient wood-burning stove for cozy nights in.

### **15336 55.9 ROAD / RICO**

Offered at \$745,000

Listed by Kiplynn Smith



Experience unparalleled tranquility and elegance with this prime vacant lot on the golf course. Located within the exclusive Cornerstone Golf Community, this exceptional property offers breathtaking panoramic views and access to world-class amenities, including a meticulously maintained championship golf course, a sophisticated clubhouse, and scenic walking trails. With utilities readily available and a flat building site, this lot is suited for those seeking luxury and convenience.

### **382 MAVERICK LANE / CORNERSTONE**

Offered at \$399,000

Listed by Garrett & Jessica Simon / Team Simon





## 226 SOUTH ARGENTINE STREET / RICO

Offered at \$750,000

Listed by Ryan & Jonny Yaseen / O'Neill Stetina Group

This thoughtfully designed 2-bedroom, 2-bathroom home offers a fresh take on alpine living, just 23 scenic miles from world-renowned Telluride. Step inside to find a bright, open-concept layout with high ceilings, quality finishes, and an inviting loft space ideal for guests or a creative retreat. Both floors offer walk-out, west facing patios large enough to host outdoor dinners with family and friends while listening to the Dolores river and enjoying big mountain views.



## TBD NATURITA STREET / NORWOOD

Offered at \$729,000

Listed by Mike Weist

Unlock the potential of this prime 1.95-acre parcel, one of the last remaining privately owned opportunities of its scale within Norwood's town limits. Already pre-approved as a subdivision and ready to build upon, this parcel offers endless possibilities. Currently, this parcel boasts a well-conceived plat design for seven potential home sites, with lot sizes ranging from a spacious .24 acres to a generous .43 acres. The sale is accompanied by seven pre-paid water taps.



## 104 SAWTOOTH STREET / COLONA

Offered at \$595,000

Listed by Ed Entner & Ben Jackson / JW Group

Enjoy views of the majestic San Juan Mountains to the south and the rugged splendor of Castle Rock and Storm King Mountains to the east. Currently, there is a comfortable 3-bedroom, 2 bathroom mobile home and a spacious detached garage/workshop. Conveniently located, just a short 10-minute drive to Ridgway State Park and 15 minutes from the amenities of Montrose. This property has potential for future development of up to 6 residential lots.





Nestled within the stunning San Juan Mountains of Colorado, this unique United States Forest Service (USFS) inholding presents a rare opportunity to own a private piece of untouched paradise. Surrounded by thousands of acres of pristine national forest, this property offers unparalleled privacy, seclusion, and access to some of the most breathtaking natural beauty and direct access to some of the most coveted hunting grounds in the Rockies. Ideal opportunity for a USFS trade property.

### **TBD HIGHWAY 145 / DOLORES**

Offered at \$395,000

Listed by Chris Sommers

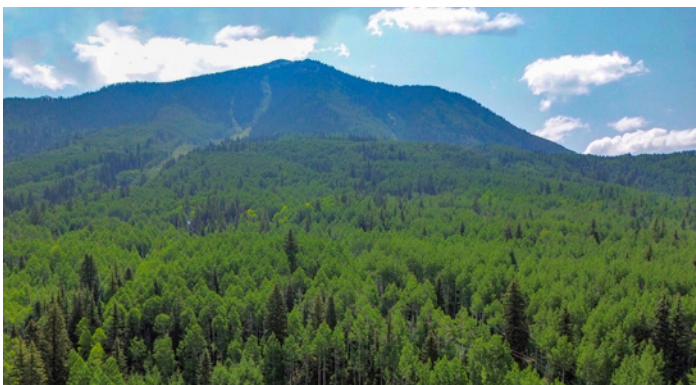


Situated on one of the most desirable lots in the River Park Subdivision. This is an oversized lot that will allow for an accessory unit that may be rented out. Abuts the River Park Ridge which is a no build area. The lot has commanding views of the Town Of Ridgway and parts of the Sneffels Mountain range.

### **549 MARION OVERLOOK / RIDGWAY**

Offered at \$375,000

Listed by Ben Jackson & Andrew Williamson / JW Group



Eight contiguous lots offering breathtaking mountain vistas await your vision. Enjoy the ultimate in privacy at the end of the street, yet remain just a leisurely stroll from the heart of town. Envision up to four mountain homes on this prime real estate or one exquisite estate site. You're steps ahead of the game with a water tap already in place and the land cleared.

### **LOTS 13-20, SOUTH GARFIELD STREET / RICO**

Offered at \$369,000

Listed by Asa Van Gelder & Mike Shimkonis / Shimkonis Partners





## **LOT 28, GURLEY LAKE DRIVE / NORWOOD**

Offered at \$220,000

Listed by Steve Cieciuch (Chet-chu)

Discover your own slice of paradise on this serene 35-acre parcel, perfectly situated with access to Gurley Reservoir. Enjoy superb fishing right at your doorstep, along with private trails for hiking, biking, and equestrian adventures. The property affords access to BLM land and scenic upper Beaver Creek, inviting endless exploration. A domestic water well is already in place, and a graveled driveway leads to an ideal homesite, ready for your dream residence.



## **21589 HIGHWAY 145 / FALL CREEK**

Offered at \$270,000

Listed by Polly Leach-Lychee

Located on/and in almost 400ft of the San Miguel River, in Fall Creek, Lots 51 & 52 allow for one house and guest house, with a warming southern exposure all year round. Just east of Fall Creek Road on the San Juan Skyway - the gorgeous locale with canyon and red rock cliffs, is a mesmerizing 17 minutes drive to Telluride. Once you live in this eclectic banana belt, you will never go back.



## **52 WHITE TAIL LANE / RIDGWAY**

Offered at \$215,000

Listed by Kiplynn Smith

Seize the opportunity to build your dream home on this prime lot, complete with architectural plans ready for approval. Located in a picturesque setting with paved road access and essential utilities, including Fiber Optics, this property offers privacy and tranquility, backed by protected Open Space. Enjoy stunning views of the San Juan Mountains and a wealth of recreational activities, from golfing at Divide Ranch & Club to exploring nearby attractions like Telluride and Ouray.





This quiet vacant lot on the north side of town offering views of the surrounding San Juan Mountains with an easy stroll to town shops, restaurants and bar. Nestled in a serene residential area, this property promises tranquility and privacy, ideal for building your dream home or vacation getaway. Enjoy year-round outdoor adventures with nearby access to hiking, biking, and skiing.

### **LOT 33 & B, NORTH GARFIELD STREET / RICO**

Offered at \$175,000

Listed by Chris Sommers



This lot features a central, level, open homesite secluded by Ponderosa Pines, Pinions, and Gambel Oaks around most of its perimeter. It has outstanding views of the Cimarron Mountains to the east and direct access to the 12th tee of the Divide Golf Course. An excellent location for your dream home, or if you're a builder for your next spec home.

### **LOT 219, 1254 MARMOT DRIVE / RIDGWAY**

Offered at \$149,000

Listed by Ed Entner & Ben Jackson / JW Group



This 2.9-acre lot offers a front-row seat to some of the region's most breathtaking scenery. Panoramic views span Lone Cone, the La Sal Mountains, and the surrounding mesas—delivering alpenglow sunsets, snow-capped peaks, and wide-open skies. Just five minutes from downtown Norwood, the property offers the perfect balance of space and community. Owners enjoy access to a private neighborhood lake stocked with trout and horses are welcome.

### **TBD EAGLE DRIVE / NORWOOD**

Offered at \$99,000

Listed by Allison Templin





Your Colorado Dream Awaits: 38+ Acres with Well, Electricity & Stunning Views. Enjoy level terrain and breathtaking, unobstructed views of iconic Lone Cone Peak. Build your dream retreat or outdoor adventure basecamp with ease. This prime location offers immediate access to incredible recreation, including world-class fishing in nearby Miramonte and Gurley Lakes, plus fantastic hiking, biking, and winter activities.

## **LOT 20, 192 SOUTH AVALON DRIVE / NORWOOD**

Offered at \$135,000

Listed by Asa Van Gelder & Mike Shimkonis / Shimkonis Partners



This vacant lot at the esteemed Divide Ranch and Club offers a rare opportunity to build your dream home amidst breathtaking landscapes and serene surroundings. Enjoy it's secluded feel while this lot is conveniently located just minutes away from downtown Ridgway. Enjoy year-round outdoor adventures, from golf, hiking and biking in the summer to skiing and snowboarding in the winter.

## **TBD MARMOT DRIVE / RIDGWAY**

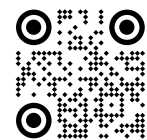
Offered at \$65,000

Listed by Denise Scanlon / O'Neill Stetina Group

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# commercial offerings



Superb redevelopment opportunity with approved Tommy Hein plans, including a building permit. The penthouse with nearly 360° views was designed for 3 bedrooms, 3.5 bathrooms with rooftop dining, hot tub, bar and extensive outdoor living areas. The commercial space will offer 10 offices, 3 bathrooms and a conference room with excellent, existing full-time tenant. Full set of architectural drawings available upon request.

## **232 WEST COLORADO AVENUE / TOWN OF TELLURIDE**

Offered at \$9,500,000

Listed by TD Smith Team



A truly one of a kind offering. This project is situated in the heart of quintessential Telluride - This Commercial/Warehouse location is in the core of our beloved Arts District that is just steps from the Gondola. This is a redevelopment opportunity that is entitled and engineered ready to break ground within 60 days. This Tommy Hein designed building can be condominiumized into two residential units and two commercial units.

## **214 SOUTH FIR STREET / TOWN OF TELLURIDE**

Offered at \$6,450,000

Listed by Ben Jackson & Andrew Williamson / JW Group





This premier, high-traffic development/investment property is located on Colorado Avenue in the absolute heart of Telluride. Formerly the home to Telluride Outside, this non-historic building can be razed and replaced with a HARC approved dynamic restaurant with lower level speakeasy, 3-bedroom penthouse, plus 1-bedroom affordable housing unit. The current lease provides excellent cash flow before developing the project. This is a once in a generation opportunity with a 3 year HARC approval.

## 121 WEST COLORADO AVENUE / TOWN OF TELLURIDE

Offered at \$5,900,000

Listed by Steve Ciecuch (Chet-chu)



A newly conceived commercial offering for retailers, developers, or penthouse end users for a building with heavy pedestrian traffic. Although not an approval, a very positive consensus by the HARC board of a proposal was achieved for creating a condominium land subdivision of a lot to the rear of the existing, non-historic structure. The end result is that one or two owners could individually control the existing building and the newly created lot for construction of a luxury penthouse condominium.

## 119 WEST COLORADO AVENUE / TOWN OF TELLURIDE

Offered at \$5,200,000

Listed by TD Smith & Thomas Goldsborough



Prime commercial condo located in the 300 block of Telluride's historic core. Its sunnyside location next to the San Miguel County offices and Sunshine Pharmacy renders it as a highly trafficked area for a retail or service establishment. This property offers a unique opportunity for ownership in a market segment with very limited supply. Currently leased to a high-end yoga studio, with impeccable interior finishes. One covered parking space is included in the offering.

## 333 WEST COLORADO AVENUE / TELLURIDE

Offered at \$2,600,000

Listed by TD Smith Team





Studio G Business Included! The home of one of Telluride's most beloved wellness havens, Diamondtooth 1E is an exceptionally versatile commercial space in a prime location. On the corner of the ground floor of the building and across the street from the famous Wilkinson Public Library, the current home of Studio G represents a rare opportunity to be a part of Telluride's extremely finite and vital commercial landscape.

### **145 WEST PACIFIC AVENUE 1E / TOWN OF TELLURIDE**

Offered at \$2,575,000 (With Business) or \$2,400,000 (Real Estate Only)

Listed by Jake Ames / O'Neill Stetina Group



A premier location in downtown Telluride, this multi-use commercial space is half a block from Main Street and in an epicenter of pedestrian activity. Remodeled in 2018 and including two entrances, the use of a partition wall could provide for use by two separate businesses or tenants.

### **110 SOUTH PINE STREET 101 / TOWN OF TELLURIDE**

Offered at \$1,997,000

Listed by Marty Stetina & Brian O'Neill / O'Neill Stetina Group



Considering a Restaurant/Brewery? This property is a must see! Built and furnished in the style of an early 20th century National Park Lodge, the space has atmosphere. The bar equipment, fixtures, and furnishings are included (some exclusions), as well as additional lots to the north of the building that provides ample parking and room for future building expansion. Over 3.4 million vehicles a year pass by Colona. Building is situated on a corner lot with ample parking.

### **35 HOTCHKISS AVENUE / COLONA**

Offered at \$1,195,000

Listed by Ben Jackson / JW Group





Located in the heart of downtown Ridgway, the "Centennial Building" is fully leased out, which includes Airbnb rooms on the second floor and commercial spaces on the main level. Take advantage of the remaining land area available where one could build a condo off the back. Ridgway is quickly establishing itself as the gateway to Telluride, Ouray, & Montrose.

## 609 CLINTON STREET / RIDGWAY

Offered at \$2,450,000

Listed by Ben Jackson & Andrew Williamson / JW Group



This incredible offering boasts 19,000+ SF of improvements on 2.72 acres with ~200 feet of river frontage. Two commercial water taps, 440 volts of power, a 140'x12' carport area, a large gravel parking area, and a massive concrete slab provide the infrastructure for a wide variety of commercial endeavors. Situated directly on the well-traveled Scenic San Juan Sky Way, this property benefits from easy paved access and excellent exposure.

## 18390 HIGHWAY 145 / DOLORES

Offered at \$725,000

Listed by Asa Van Gelder & Mike Shimkonis / Shimkonis Partners



Here's your chance to own a charming slice of downtown Telluride, right on iconic Colorado Avenue. This unique two-story commercial space is full of character and potential. Featuring an original tin ceiling, a large window overlooking Colorado Avenue, a private entrance, and a sink in the unit—plus access to two shared bathrooms—this space offers incredible versatility. Whether you envision a micro coffee shop, a boutique retail store, or a creative studio, this spot is ready for your vision.

## 138 EAST COLORADO AVENUE 104 / TOWN OF TELLURIDE

Offered at \$397,000

Listed by Bebe Hinde & Gran Tabb





# meet our team

Like so many who visit Telluride, we fell in love with its breathtaking beauty and welcoming community all those years ago. We feel incredibly fortunate to call Telluride home and are eager to share our passion for it with you. As your trusted real estate advisor, we listen to your needs and ensure a smooth and successful experience tailored to your goals. We understand that every real estate journey is unique. Through our years of experience, we have learned how to navigate the many nuances of the Telluride market. By skillfully negotiating these aspects on your behalf, we aim to secure the best possible terms and conditions for you, ensuring your interests are protected every step of the way. We look forward to being your trusted real estate advisor, community resource, and ski guide for many years to come.



owners +  
directors



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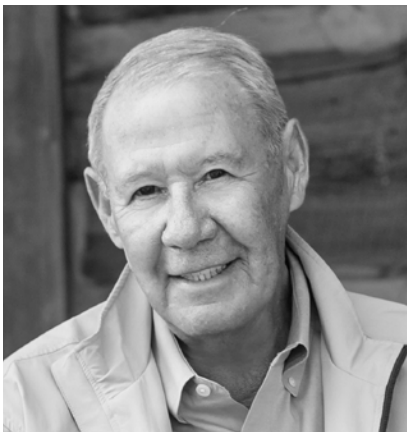


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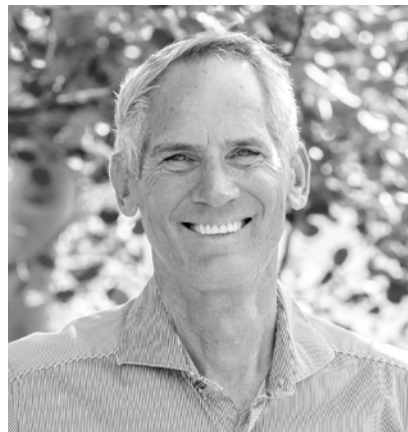


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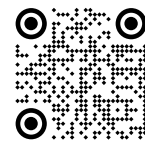


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Scan this qr code  
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camera to learn  
more about and  
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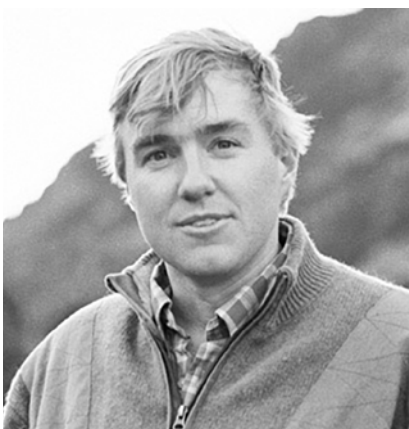
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# recent sales



**54 TIMBERWOOD DRIVE** West Meadows **\$19,750,000**

*Sold by Allison Templin*





**437 BENCHMARK DRIVE** Mountain Village  
**\$10,514,000**

*Sold by Eric Saunders*



**220 NORTH OAK STREET** Town of Telluride  
**\$8,350,000**

*Listed by TD Smith Team*



**128 HOOD PARK ROAD** Mountain Village **\$14,350,000**

*Listed by A-Team*





**13 STONEGATE DRIVE** Mountain Village **\$8,795,000**

*Listed and Sold by Eric Saunders*



**124 LAWSON POINT** Mountain Village  
**\$7,800,000**

*Sold by Eric Saunders*



**133 AJ DRIVE** Mountain Village  
**\$7,000,000**

*Listed by O'Neill Stetina Group /  
Sold by A-Team*





**107 MIGUEL ROAD** Aldasoro Ranch  
**\$6,800,000**

*Sold by Hilbert Homes*



**295 ADAMS RANCH ROAD** Mountain Village  
**\$6,210,000**

*Listed and Sold by Rob Petrie*



**AUBERGE ELEMENT 52 RESIDENCE W303** Town of Telluride **\$7,500,000**

*Listed by O'Neill Stetina Group*





**327 NORTH WILLOW STREET** Town of Telluride **\$5,527,000**

*Listed by Steve Ciecich (Chet-chu)*



**TRAMONTANA 4** Mountain Village  
**\$4,756,000**

*Listed by Team Simon /  
Sold by Steve Ciecich (Chet-chu)*



**217 W. COLORADO AVE.** Town of Telluride  
**\$5,950,000**

*Sold by Patrick Pelisson*



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237 South Oak Street (Telluride Gondola)  
232 West Colorado Avenue (Main Street)  
220 East Colorado Avenue (Main Street)

**MOUNTAIN VILLAGE OFFICES**

560 Mountain Village Boulevard (Granita Building)  
567 Mountain Village Boulevard (Heritage Plaza)  
136 Country Club Drive (The Peaks Hotel)