

# What's New In The Vail Valley

**COLDWELL  
BANKER**



## September

**Make plans now to attend Oktoberfest in Vail. September 9 - 11 in Lionshead and September 16 - 18 in Vail Village.**



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## Stratton Flats Building Again!

GYPSUM, Colorado — Brian Pauls, of The Pauls Corporation, said that construction at Stratton Flats would start again last spring. And, he has kept his word. So far, two new homes have been sold and five more are under construction..

Stratton Flats originally was to have “appreciation caps” on more than 100 of the proposed 339 homes to be built; however, the deed restrictions were dropped before The Pauls Corporation closed on the deal. Since then, the new owners have taken a good look at the market and determined what kinds of homes are most appropriate for the project. As a result, the homes are a little smaller (about 1,500 square feet with two-car garages and unfinished basements); but with a

decent value — prices for a new home at the development are running around \$235,000. But, “the homes aren't “entry level” houses,” said Ed Small, the project’s new construction and design head, adding that “it’s a misconception that less-expensive homes have to be built cheaper to get to a price.” “This is a nice product for the money,” Small said. “We just needed to do them smaller.”

Bill Holm, the sales and marketing director at Stratton Flats, said that “he’s been impressed with the detail and thought that’s going into the new houses.” And, right now, “there are 100 % loans available for the right buyers,” Holm said.

## Homestead and Eagle Country Agree On Open Space!

The “Homestead” development, located in Edwards, Co., is saying “yes, in my backyard” to an Eagle County open space deal. The deal is part of the county commissioners’ plan to spend \$3.2 million from the County’s open space fund on 160 acres of open space next to Homestead. About half the 160 acres are surrounded on three sides by Homestead neighborhoods. The county commissioners unanimously approved an outline for the deal to put at least 120 acres of Homestead’s open space under conservation easement — a conservation easement bans development forever.

“Everyone in Eagle County will benefit from this,” said Peter Runyon, an Eagle County commissioner. The deal also provides public access to Forest Service land, through the open space, for horses, hikers, and mountain bikers.



## Jack's Place Benefit Hike

**September 25, 2011** will be the 3rd Annual Hike, Wine and Dine on Beaver Creek Mountain. All proceeds will benefit Jack's Place, which is our local cancer caring house.

## September Quote

*"Unless commitment is made, there are only promises and hopes; but no plans."*

**Management Guru, Peter Drucker**

Please call me for all your Real Estate needs and visit my web site at

[www.KathySellsVail.com](http://www.KathySellsVail.com) for information on the Vail Valley. *Kathy Cole*

## Fall Calendar of Events

### September

**September 3 - 5**

**Vail's Gourmet on Gore** – An open-air tasting of food, wine, beer and spirits that takes place in the heart of Vail Village over the Labor Day Weekend.

**September 18**

**40th Annual Vail Mountain School Home Tour & VMS Golf Tournament** – Home tour at Arrowhead at Vail from 10 a.m. to 4 p.m. – Golf Tournament at the Sonnenalp Golf Club at 1:30 p.m.

**September 9-11 & 16 -18**

**Vail Oktoberfest** – A traditional Oktoberfest celebration with the sounds of live oom-pah-pah and a variety of other entertainment fill Vail's pedestrian streets. Traditional German cuisine from many of the Valley's tempting restaurants is complimented by the finest German beer.

**September 25**

**Annual Hike, Wine and Dine on Beaver Creek Mountain** – Enjoy an easy 4 mile hike, during the peak of Aspen season, while tasting foods from 7 of Beaver Creek's finest restaurants. All proceeds benefit Jack's Place (A cancer caring house).

### October

**October 28 - 29**

**SSCV Ski Swap** – Annual Ski & Snowboard Swap – NEW & USED: Skis, Snowboards, Boots, Winter Apparel, Accessories & More. Held at Dobson Ice Arena in Vail.

### November

**November 12**

the Vail Mountain School.

**36th Annual Holiday Gala and Auction** – A Vail Mountain School benefit to be held at

**November 18**

**Vail Mountain Opens** – Closing is scheduled for April 15, 2012.

**November 23**

**Beaver Creek Mountain Opens** – Closing is scheduled for April 8, 2012.



### **Sundial #B-4 - New East Vail Listing!**

**\$795,000 furnished**

East Vail is a quiet, heavily wooded area considered by many to be the most desirable Vail neighborhood, convenient to everything Vail has to offer. You'll love the creek-side location of this 3 bedrm & 3 baths townhome w/a 1-car garage. The back deck overlooks a large lawn area that borders the Gore Crk. The living area has vaulted ceilings, lg windows & a wood burning fireplace. The finished basement makes for a great family rm. The attractive stucco/stone complex has been recently remodeled. Close to the Town of Vail free bus route.



Thank you for your ongoing referrals. They are the cornerstone of my success!!

If you or anyone you know is interested in Buying or Selling, please give me a call . I would love to put my 28 years of Real Estate experience in the Vail Valley to work for you.



### **Sun Vail #12D Price Reduction! \$699,000 furnished**

2 bedroom and 2 bath condo with views of Vail Mountain. Conveniently located: 5 minute walk over the pedestrian bridge

to Lionshead and on the Town of Vail free bus. Nicely furnished with mountain décor, hardwood floors, a gas rock fireplace, full size washer/dryer and patio. Complex amenities include: year round swimming pool, 2 hot tubs, sauna and shower. Good rental potential.

### **50 Prairie Wind St - Price Reduction! \$350,000 unfurnished - Short Sale!**

You are sure to enjoy the wonderful open floor plan this 5 bdrm, loft, office, 3 bath, 2-car garage single-family home in Chatfield Corners has to offer. Lg kitchen w/stainless appliances, granite counter-tops & a walk-in pantry. Dining area can easily accommodate seating for 8 & the living area has vaulted ceilings, a gas fireplace & access to the backyard & patio.

