

What's New In The Vail Valley

**COLDWELL
BANKER**

*February
Happy
Valentines Day!*



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Dedicated to creating exceptional real estate experiences.



Forest Service Approves New Chairlift in Sun Down Bowl!

Although objectors have 45 days to appeal, on December 22, 2009, the U.S. Forest Service approved the upgrade of Chair 5 in Sun Down Bowl on Vail Mountain. If there aren't any appeals, Chair 5 could become a high-speed quad as early as the 2010/2011 ski season.

The Chair 5 upgrade will increase uphill capacity and will better accommodate the existing, and future, use of Sun Up and Sun Down bowls as well as improving skier circulation from the Back Bowls to the front side of Vail Mountain.

The upgrade is part, and parcel, of Vail Resort's 2007 Master Development Plan Update which includes the new chairlift, expanding the training and racing terrain on Golden Peak, snowmaking on Simba Run, and the construction of a new maintenance facility and restaurant at Mid-Vail.

Has the Market Stabilized?

If you would like to receive information on what is happening in the Vail Valley Real Estate Market, please send me an email and I will include you in my monthly "Eagle County Market Updates".

Vail Mardi Gras 2010

February 14 - 16 & 19, 2010

Bridge Street becomes Bourbon Street! Celebrate Mardi Gras in Vail with the world's highest low country crawfish boil at the top of the gondola, Fat Tuesday parade through the village, and free concert!

Schedule:

Sunday, February 14 - Low Country Crawfish Boil at Eagle's Nest
Tuesday, February 16 - Fat Tuesday Parade
Friday, February 19 - Karl Denson's Tiny Universe (FREE concert)

For additional information go to www.Vail.com/Events/Carnivail.aspx



February Quote

*"The best and most beautiful things can't
be seen or touched - they must be felt
with the heart."*

Author and Educator, Helen Keller

Please call me for all your Real Estate needs and visit my web site at
www.KathySellsVail.com for information on the Vail Valley. *Kathy Cole*



**173 Little Dipper Road – Bellyache Ridge – Wolcott
\$988,000 unfurnished**

Unsurpassed 180-degree views from this spacious 4 bedroom, 3 1/2 bath, family room, rec room, 2-car garage single-family home located high on Bellyache Ridge. The living room has vaulted ceilings, numerous large windows, skylights, and a gas fireplace. The open kitchen, dining, and living area is perfect for entertaining; and, there is nothing more relaxing than enjoying the mountain scenery from the back deck. Perfect primary or second home.



**Avon Crossing #4211 – Avon
\$349,000 unfurnished**

Great opportunity to own in the heart of Avon within walking distance to the new Westin gondola, the Eagle River, restaurants, shopping and many great local amenities! 2 bedrooms and 2 bathrooms with a 1-car attached garage. In good condition with southern views of the mountains. Gas fireplace. HOA dues include the gas heat.

Town of Gypsum Buys Cotton Ranch Golf Course!

Adding to their already developed recreational facilities, the Town of Gypsum recently bought the Cotton Ranch Golf Course located in Gypsum, Colorado.

Building a municipal golf course was part of the Town's five-year recreation plan; however, when the Pete Dye designed championship course became available, it made perfect sense for Gypsum to buy it. Instead of having to sink millions into land, design, and infrastructure, the Town bought the bankrupt golf facility for a mere \$2.5 million.

The Town has a three-fold desire in owning its own golf course: to make Gypsum one of the premier recreational towns in Eagle County; to create one of the most affordable municipal golf courses in western Colorado; and, to preserve the property values of the people who already live there as well as future home owners in the area.

Gypsum plans to open the still-to-be-renamed golf course this coming spring with \$49 18-hole green fees, including cart.



Red Fox Reserve - 65 Buildable Developer Lots

All 65 lots for \$3,900,000

Red Fox Reserve Pinion 29 lots for \$1,700,000

Red Fox Reserve Juniper 36 lots for \$2,350,000



Priced Well Below Market!

The Red Fox Reserve is a rare find for the "ready-to-go" developer; as well as being priced to sell for the active investor. Lots have preliminary plat approval; with views of the golf course, distant mountains, and open spaces. Some lots are adjacent to the golf course.



The Red Fox Reserve is located on the upper mesa of the Cotton Ranch; minutes from the Eagle County Airport; 40 minutes from Vail and Beaver Creek; overlooking the Cotton Ranch Golf Club; as well as close proximity to schools and countless recreational opportunities.

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 27 years of Real Estate experience in the Vail Valley to work for you.

