



Vail Valley News and Views



Dear Friends,

February has arrived with new snow and bright blue skies! Come and enjoy the fun! Today I toured the new Four Season Vail Village Condos and was so impressed with its luxury and spaciousness. Vail will soon boast 3 new luxury properties as Solaris, the Ritz, and the 4 Seasons are completed. In contrast, there are remarkable value buys throughout the Vail Valley. Checkout the fantastic price on my Chateau 208 luxury ski-in property now at \$2,575,000. The best value in Beaver Creek in years! Call me when you're in Vail to catch up. Till Next Month, Diana

February 2010



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Ski Vacation Home Sales Boost Market

In markets across the west, savvy buyers are taking advantage of the best market in 20 years. By offering cash, many buyers are getting in on great deals in the market. As properties with inflated prices sat on the market after the market slowdown of 2008-09, sellers became more realistic and reduced their prices. Sellers are now accepting offers that are more in-line with what the market would now be if the real estate bubble of 2005-2007 had never happened. With these readjusted prices, many buyers and investors that have been waiting for the market to reach the "bottom" have recently been capitalizing on these great deals.



Town of Gypsum Buys Cotton Ranch Golf Course

The Town of Gypsum just purchased the popular Pete Dye designed championship golf course in Gypsum. This purchase has fulfilled one of the Town's 5-year recreation goals to establish a municipal golf course. By acquiring the course, instead of building a new one, the Town saved millions in infrastructure design and investment. The price tag was equally appealing, a mere \$2.5 million. Property owners and residents in Gypsum should gain by purchasing the bankrupt course in ensuring property values and providing an affordable golf option.



February Events in The Valley

CarniVail—Mardi Gras in the Mountains!

From 2/14-2/19 Vail comes alive with Creole flavor, music and costumes!

Sunday: Low Country Crawfish Boil

Tuesday: Bud Light Fat Tuesday Parade and Party with Frogs Gone Fishin'

Friday: Karl Denson's Tiny Universe Free Concert



Experience Vail's History on Skis

From 9:30-1:00 pm every Thursday, Kitty Gwathmey will guide this Vail mountain ski tour about the naming of the ski slopes, the history, and the development of Vail.

Ski Museum Speaker Series

From 5:30-6:30 pm every Wednesday local ski legends, Olympians, ski patrollers, and 10th Mountain Troopers will entertain with their legendary ski stories of Vail.



Interested in Foreclosures?

If you are looking for a deal in the Vail Valley (East Vail to Gypsum), give me a call! I have the inside scoop on foreclosures in the market!

NEW LISTING - 64 W TIMBER DRAW, CORDILLERA



Lovely 5 bed, 5.5 bath, 5000+ sq ft home with gorgeous views, timber beam vaulted ceilings, huge windows, high-end finishes, and a private location. Great floor plan with huge master suite, office, game room, and outdoor hot tub. **Offered at \$1,900,000!**

THE CHATEAU #208 - SKI-IN/SKI-OUT LUXURY!



The most luxurious property in Beaver Creek! Private patio ski-in entrance, all high-end finishes, granite counters, designer furniture, spacious library, huge living room, sunny master, and amazing views! **Now Reduced to \$2,575,000!**

New Regulations on Lending Practices

Regulation X recently took effect and has changed the way mortgage lenders work with borrowers to prevent predatory lending and increase transparency. The new regulations now limit the changes that can be made to a Good Faith Estimate after its initial delivery to a borrower and more information must be disclosed in this document. **A Note On Lenders:**

In today's lending climate, the local lender has become critical to many deals because the Fannie Mae/Freddie Mac lending guidelines have made lending on certain property types (land and condos) difficult, but not impossible. Thus, local lenders with strong balance sheets have become key in securing financing.



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, (970) 376-1202.

Visit www.dianameehan.com for everything you want to know about the Vail Valley!