



Dear Friends,

Spring time in the Rockies! Is there anything more beautiful? The Aspens are budding, the tulips are a riot of color, and the golf courses are greening up. Come out for some early season golf!

Our real estate market continues to slowly improve, and I predict that we have hit the bottom of the market. Why? Our inventory is not very large, we have very few foreclosures or short sales, and the savvy buyers are taking advantage of our soft market to purchase now.

There will never again be such a combination of low interest rates and motivated sellers. This is the best time to buy in 20 years!

Call Me!

Fill next month!

Diana

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Vail Construction Update

Here is a brief update on the current construction projects throughout the Vail Valley:

Four Seasons: Stonework, timber, and stucco are being added to the exterior of the building. On the interior, the drywall installation is complete and painting and stonework are underway. New sewer lines are being built on the South Frontage Road, and the heated drives are being installed. When the project is finished it will include 121 hotel rooms, 19 fractional residences, 16 condominiums, a restaurant, spa, pool, library, après ski lounge, and select retail stores.

Solaris: Exterior stonework and window installations have been completed on the west side of the building. Roof work will continue throughout May, and when the project is complete it will include 77 condos, a movie theater, bowling alley, shopping, restaurants, and a public plaza with a skating rink.



Tower Residences: The steel work is completed and the final concrete slabs will be poured next week. The exterior and interior drywall is being finished soon, and the projected opening date is November/December. The project is an facelift and expansion of the Lionsquare building.

Landmark Condominiums: The roof was unveiled last week and stonework continues on the exterior of the towers. Decorative interior work is currently underway, and the exterior stone pavers and stone chimney are scheduled to start this month. Plans to remodel 23 of the 28 existing condos are in the works and the project is set for completion in 2010.

May Events in Vail

- **Vail Butterfly Launch** will be held at Ford Park on May 20th from 11:30-2 pm.
- **Vail Whitewater Park Kayaking Demos:** come and demo the new Whitewater park in Vail Village from 5-7 pm on May 16th and 23rd. Experienced Kayakers only please.
- **Vail Mountain Bike Series:** The first race will be held on Wednesday, May 27th from 4:30-8pm in Vail. The series will continue throughout the summer in Vail.
- **Blues Brews and BBQ Festival:** Escape to Beaver Creek this Memorial Day weekend for great eats, kids activities, and great music! Big Daddy Lee & the King Bee's, Otis Taylor, and Mavis Staples will perform during the festival. Also, microbrew tasting!
- **Don't Forget!** The Teva Mountain Games will be held in Vail From June 4-7 so come out for the best outdoor summer sports competition in Vail!



LIONSMANE 601 - SPECTACULAR SKI SLOPE VIEWS!



Totally renovated 3 bedroom condo with vaulted ceilings and wall of windows. Slab granite counters, granite fireplace, mew doors, windows, trim, and beautiful views from the private master. Great location on the free bus line just minutes from Vail ski slopes. **\$740,000**

SIMBA RUN 2310 - NEW LISTING!



Charming 2 bedroom condo close to skiing and on the free bus line! Quiet location in back building with direct access to underground parking. Great rentals netting over \$25,000. Simba Run has a multitude of amenities including a pool, sauna, hot tub, front desk, shuttle bus, and onsite management. **\$565,000**

Just to let you know... The National Association of Realtors has announced at its Midyear Meeting that there are some positive signs that the market may be on the turning around. They are cautioning that more time and data are needed to see if the market has hit the bottom yet, but negative data of recent months has slowed.

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.
 I would love to put my 27 years of real estate experience in the Vail Valley to work for you.