



News and Views from Vail

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BANKER**

May 2008

Dear Friends,

The best investment opportunities in the past years have been properties you contract pre-construction, with a minimal down payment and years until completion. Our newsletter focuses on such an opportunity, The West End. Read on for details. Our second opportunity is in the Town of Red Cliff. A real sleeper! Have you always wanted to own in Vail? Now is the time to buy! The market is still one of the best in the country, yet there are deals to be found! Call me! I'm at your service. Till Next Month, Diana



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The West End



The pre-sales for the West End residences in Edwards have gone through the roof! The new, urban styled development in downtown Edwards, blends metropolitan conveniences into a casual mountain lifestyle.

This "green" project will provide 185 residences, of which buyers have the option of a studio, 1, 2, or 3 bedroom unit. Some of these include dens, lofts, and gorgeous views from rooftop decks. All residences include use of the fitness center, business center and meeting spaces, hot tubs, underground parking, & personal storage units. Only 82 of these residences, and 17 of the affordable housing residences are still available. (The West End also includes 80,000 square feet of retail space, which is available to rent.)

This is an exciting opportunity to own, only minutes from the ski areas, in a unique space designed around a pedestrian square, with a beautiful fountain and cozy fire pits.



Opportunity Knocks!



The former mining town of Red Cliff, Colorado is about to see some positive changes in the near future. The Ginn Development Co. is planning on building a private ski resort and golf course with 1,700 new homes and condominiums on 5,300 acres of land between Red Cliff and Minturn. Eight ski lifts are planned on Battle Mountain, and with a vertical drop of more than 2,000 feet, the ski area would have as much terrain as Beaver Creek, without Bachelor Gulch and Arrowhead. Also slated for new construction is employee housing, which will be in the abandoned mining town of Gilman, near Red Cliff.

Red Cliff residents will see some amazing benefits from the proposed resort development:

- 30-day ski pass for \$50 (some restrictions)
- 15-day golf pass (not including greens fees)
- Guided hunting on Battle Mountain
- New 7-mile paved bike path
- Use of Ginn's pools & meeting halls

According to the Red Cliff residents, "property values have risen dramatically in the face of potential development, in the last few years." A new "green" commercial development, Oregon's Green Bridge Inn, opening mid May, will offer a convenience store, liquor store, and inn.

We see purchasing real estate in Red Cliff as a great investment opportunity!

Meadow Creek Townhome #E-4 - **Reduced!**



This creek-side charmer is a must see! A three bedroom, two & a half bath with a newer kitchen, great furnishings, lots of storage, new exterior windows and doors, and a car port. Conveniently located near the bus stop, with a spectacular view!

~~\$725,000~~ **\$705,000**

Manor Vail Condo #173-E



This great one bedroom has been updated, with an extra half bath, master bath, newly configured kitchen, and all new furnishings. This amazing condo with creek views and gardens is listed for \$1,100,000.



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.