

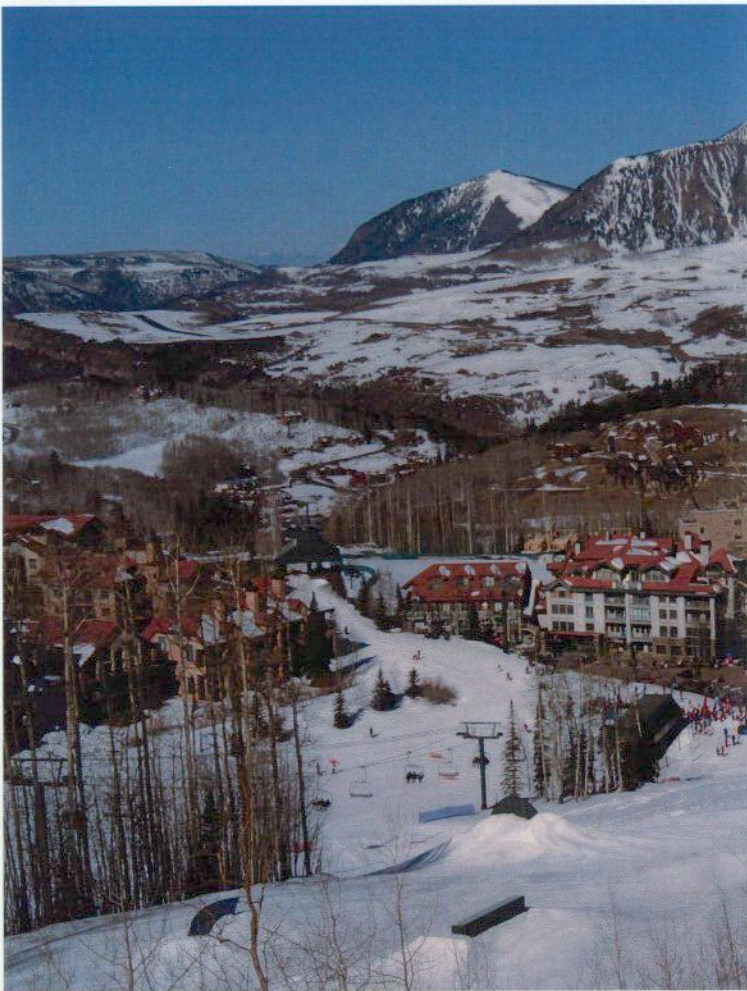


PRESTIGIOUS ESTATE PARCEL

TELLURIDE MOUNTAIN VILLAGE, COLORADO

Peaks
Real Estate

Sotheby's
INTERNATIONAL REALTY

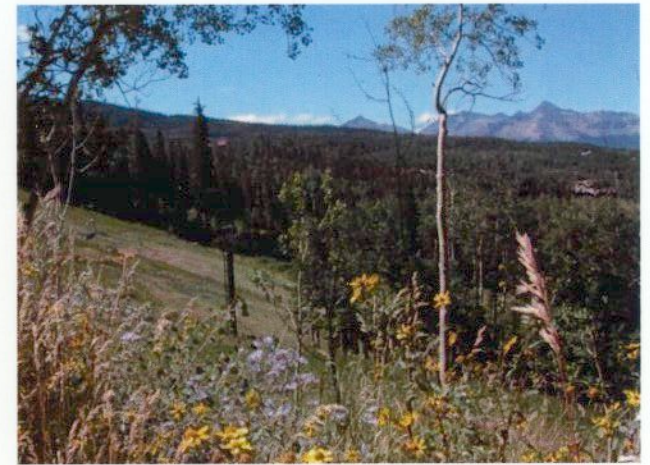


*BREATHTAKING VIEWS FROM ATOP
THE HIGHEST LOT OVERLOOKING
THE MOUNTAIN VILLAGE CORE*

This is THE premium ski-in/out parcel available in Mountain Village. Experience amazing sunsets and incredible views of the Wilson Range, the Cones, the Lower Sneffles Range, and the San Miguel River Canyon. Enjoy exceptional privacy nestled in mature aspen and spruce trees, at the end of the road, and bordered by open space and "See Forever" ski run.

Easy drive-to access and conveniently located close to the Core and Gondola. Water, sewer, electric, phone, and cable are all within about 300 feet of the lot line, and the topography provides terrific vantage points and building sites on these 1.8 acres.

As good as it gets for convenience, ski access, and a great neighborhood!



Lot 139-R-1
753 Mountain Village Blvd.
Telluride Mountain Village, CO 81435

Offered at \$4,300,000

This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions and changes including price or withdrawal without notice. ©MMVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty® is a licensed trademark to Sotheby's International Realty Affiliates LLC. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned and Operated. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. SIR37



Ray Bowers
Peaks Real Estate Sotheby's International Realty
615 W. Pacific Avenue, Telluride, CO 81435
t 970.728.0708 c 970.729.2278
d 800.281.8217
TotalTellurideRealEstate.com
Ray@CaptainRayRealtor.com