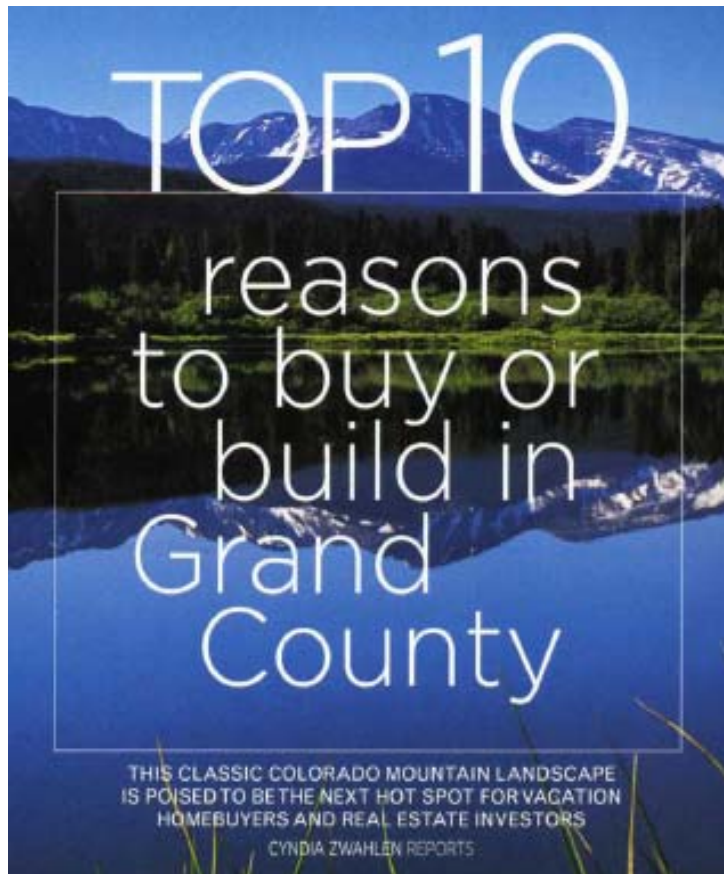


SPECIAL ISSUE: GORGEOUS MOUNTAIN GETAWAYS

COLORADO HOMIES & LIFESTYLES™



From the high plains of the Colorado River Valley in the west to the alpine forests in the east, Grand County's classic landscape has charmed visitors and residents for more than two hundred years.

Ute and Arapahoe tribes once frequented the area's hot springs and the deep body of water they called Spirit Lake, named for its morning fog. In the 1800s pioneers ventured over the high mountain passes to settle as farmers, loggers and ranchers. In the 1900s, more residents and tourists came to the picturesque county in northern Colorado. Today, a new wave of settlers is pouring into Winter Park, Fraser, Granby, Grand Lake and Kremmling to ski, hike and bike the mountains as well as to enjoy world-class fishing and golf. To satisfy the growing demand for housing, most of which is in the second home market, new developments have been built in the past few years, as the county's open spaces, proximity to Denver, world-class recreation and relatively cheap land prices have caught the eye of real estate developers as well as vacation home buyers.

If you are looking for the next successful area in the mountains look no further than Grand County explains Jerry D. Jones. His company is the master developer behind the upscale Orvis Shorefox subdivision planned for Granby as well as the Grand Elk subdivision nearby. "People say they want a place that is reminiscent of what Colorado used to be and that is Grand County—wide open spaces, expansive views and tons of amenities," says Jones, who is also a veteran Colorado ski resort executive. Here are 10 reasons to buy or build a home in Grand County today.

1 OUTDOOR FUN. The wealth of the world-class recreation in the midst of the beautiful terrain is the county's main draw. Snow lovers can ski or board at Winter Park Resort, cross-country ski at the Nordic center down the valley or snowmobile. Warm weather means mountain biking down steep slopes or hiking and camping in Rocky Mountain National Park, Arapahoe National Forest, the Indians Peaks and Vasquez wilderness areas, or any of the other public lands that comprise a majority of the land in the

county. Fly fishing on the Colorado River or golfing at pro-designed courses are also favorites.

2 CHOICE. From the 1,500 condominiums and townhomes scheduled to be built at the base of the Winter Park ski area to new subdivisions near Kremmling and Tabernash, the choices for vacation, retirement or investment properties have never been greater in Grand County. Existing developments such as the luxurious

Trademark condominiums near the base of Winter Park, Cornerstone, the upscale Rendezvous cabins built by Denver's Koebel & Co. between Winter Park and Fraser, and the more modest, older condominium projects in Winter Park such as Hi Country Haus are examples of available choices.

3 APPRECIATION. The average home sale price in the county in 2006 jumped 20 percent to about \$450,000, based on a representation of listings from the Grand County Board of Realtors. Average prices are up to 40 percent from 2003.

4 BEAT THE RUSH. Some 80 million baby boomers will retire in the U.S. over the next decade. Not all of them will end up in Grand County, of course, but the county expects to see a continued influx of potential buyers in this relatively undeveloped patch of Colorado ski country. "Colorado's other resort destinations have matured," says Jones. "There is no property left and what is left is at astronomical prices. So Grand County is a bargain."

5 WINTER PARK RESORT. The profile of the area is being raised in part by the redevelopment planned by Intrawest for Winter Park Resort, the closest major ski area to metro Denver. Fraser Crossing and Founders Pointe, the first major residential offerings at the base of the ski area in almost a decade, are scheduled for construction this year. New shops and restaurants will follow in 2008. The focus will likely be on Colorado-style, family-friendly offerings.

6 BERTHOUD PASS TAMED. A century ago Berthoud Pass was threaded by a single stagecoach road that climbed to its 11,300-foot elevation before descending into Fraser Valley on its way to meet the train at Granby. Even after it was paved in the 1930s, the steep and winding road continued to intimidate with its hairpin curves and lack of guardrails. As of November 2006, this changed when an estimated \$76 million improvement project was finally completed just in time for ski season. The road has been widened to three lanes, and broad shoulders,

7 THE GRAND LAKE YACHT CLUB. Water sports may not come to mind when you think of mountain recreation, but boating has a long and distinguished history in the county. Grand Lake, Shadow Mountain Reservoir and Granby Lake are host to a number of marinas and boating enthusiasts. In 1902, a few members of Denver's social elite founded the Grand Lake Yacht Club despite the challenge of transporting people and equipment over dirt roads and 10,000-foot-high mountain passes to the shores of the state's deepest natural lake. The rustic private club still stands on the north shore of the lake and hosts a national sailboat race each August. Alternatively, white water fans can test their skills in kayaks or rafts in the Colorado and the county's other fast-water rivers.

8 OLD WEST CHARM. Tourists and cattle continue to drive the economy today as they have for at least a century. The county is determined to preserve its Western heritage, including the many working ranches in its western portion. Local and national rodeos are still held each week in the summer. A half-dozen dude ranches still operate in the area.

9 CONSERVATION. Open space is a natural resource that residents are determined to guard. "That is our number one master plan goal," says Debbie Campbell, director of planning and zoning for Grand County and a decade-long county resident. Some 75 percent of Grand County is already public land. Efforts to protect the working ranches that are part of the area's cultural history and that represent valued open space in the private sector are underway. Some say more needs to be done to ensure the county's open spaces and rural lifestyle are preserved.

10 SPECTACULAR FRONT DOORS. Like a mythical Shangri-La, Grand County is guarded by a ring of mountains, including the Continental Divide on its north and east sides. To enter, most visitors ascend from Estes Park through the clouds via Miner's Pass in the Rocky Mountain National Park, over Berthoud Pass to the south of Rabbit Ears Pass in the northwest corner. Descending, drivers are treated to some of the best views in the state. More than ever, many are second-homeowners headed to their own slices of paradise.



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