

Exclusive Aspen/Snowmass Homes, Condominiums & Homesites | Summer 2024

LIVING Aspen



 **CHRIS KLUG**
PROPERTIES

Aspen | Sotheby's
Snowmass | INTERNATIONAL REALTY

WELCOME TO THE 2024 SUMMER EDITION OF Living Aspen Magazine



I hope this issue finds you well and immersed in the natural beauty of Aspen Snowmass. Thank you for joining us as we showcase the exclusive collection of Klug Properties, featuring the finest luxury properties in the Roaring Fork Valley.

Aspen Snowmass remains a seller's market with high demand and low inventory. Despite more listings, the current inventory is about half of pre-pandemic levels. Single-family and condo sales in Aspen have surged, with April 2024 seeing three sales over \$50 million, including a record-breaking \$108 million sale. Investing in Aspen Snowmass offers undeniable long-term value.

Klug Properties, with the most powerful digital and print marketing platform, backed by the only truly global luxury brand Sotheby's International Realty, is dedicated to delivering exceptional results. We are proud to have assisted our clients in transacting over a billion dollars in the past fifteen years, a testament to our dedication and expertise. For a complimentary in-depth analysis or assistance, please reach out. As a dedicated market observer and full-time resident, I am here to provide the expertise and full-service brokerage support you need. Let's connect and make the most of this remarkable summer season together.

– *Chris Klug*

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[LIVINGASPENMAGAZINE.COM](https://livingaspenmagazine.com) | [@KLUGPROPERTIES](https://www.instagram.com/klugproperties)

STARWOOD | 401 CARROLL DRIVE

An Unparalleled Luxury Estate

401CARROLLDRIVE.COM



An unparalleled luxury estate in Aspen's exclusive Starwood community. Crafted by Whitecap Designs in collaboration with Studio 133 and KA DesignWorks, this bespoke residence redefines Aspen living. Meticulously landscaped grounds and a captivating arrival courtyard set the stage for the breathtaking Elk Mountain views seamlessly integrated into every facet. Oversized fenestration invites the majestic beauty indoors, offering unrivaled panoramic views from Ajax Mountain to Mount Sopris. The estate boasts amenities beyond compare — heated pool, spa, gym, theater, game room, and more.

7 BD | 9 FULL; 2 HALF BA | 13,341 SF | 6.51 AC
\$69,000,000



ASPEN | 1650 MCLAIN FLATS ROAD

An Iconic Aspen Legacy Estate

MERRYGORANCHASPEN.COM

The Merry Go Ranch offers endless possibilities that cannot be replicated in Pitkin County today, with almost 35,000 SF of total improvements. The property has a jaw-dropping 15,943 SF indoor athletic facility featuring a regulation basketball court, professional tennis court, racquetball court, swimming pool, game/lounge room, massage room, steam room, running track, and large professionally equipped gym. The ranch is a haven for the equine enthusiast with an eight-stall 5,428 SF indoor barn, paddocks, and a large pasture. The location provides proximity to Aspen, and the most incredible unobstructed panoramic views from Aspen to Snowmass.

10 BD | 12 FULL, 1 HALF BA | 26,702 SF
21.38 AC | \$46,000,000 FURNISHED





WOODY CREEK | 725 ASPEN VALLEY DOWNS

Three Ponds Ranch

THREEPONDSRANCH.COM

Nestled in a private 15-acre south-facing setting in Woody Creek, 725 Aspen Valley Downs combines mountain elegance, breathtaking views, and exceptional amenities. The main house showcases a gourmet kitchen, breakfast bar, dining area, and media room. The main level features the primary suite and upstairs there is a sitting area, three en-suite bedrooms, and an office. The detached guest house includes a kitchenette and walk-out decks. The media room opens to a back patio and swimming pool and the rooftop hot tub is perfect for stargazing. The adjacent Lot 5, spanning 18.284 acres, is available for purchase, allowing you to create a remarkable 33.6-acre compound and expand your possibilities.

8 BD | 7 FULL, 2 HALF BA | 8,793 SF | 33.62 AC
\$25,400,000 FURNISHED





CARBONDALE | 1625 PRINCE CREEK ROAD

Flying Dog Ranch West

FLYINGDOGRANCHWEST.COM

Introducing Flying Dog Ranch West, a 229.5-acre legacy ranch at the foot of Mt. Sopris, 3.5 miles from Carbondale and 29 miles from Aspen. This exceptional property offers unmatched privacy and stunning 180-degree panoramic views, ideal for a private retreat, family compound, or horse ranch. With rich history, water rights, and abundant wildlife, it provides limitless opportunities to design your ideal lifestyle. Surrounded by conserved lands, the ranch's privacy and views are protected in perpetuity. The property includes three homes, an event venue, an artist studio, a gym, greenhouses, a tree nursery, and a forge. Enjoy Crystal River frontage and various recreational activities amidst abundant wildlife. The ranch also features special commercial use permits, allowing up to 40 events annually in the approximately 9,600 SF barn, equipped with a commercial kitchen and conference room.

229.5-ACRE LEGACY RANCH | \$24,500,000





MOAB, UTAH | CLOUD ROCK

Cloud Rock

MOABCLOUDROCK.COM



Cloud Rock is a vast 2,000-acre mesa, an "Island-in-the-Sky," rising high above Moab, Utah. It offers 360-degree views of Arches National Park, the snow-capped La Sal Mountains, and red rock cliffs and canyons. A careful development plan leaves eighty percent of this pristine high desert landscape as protected open space. Parcels with the highest degree of privacy and dramatic natural features have been selected for development projects that have minimal impact on the land. Sotheby's International Realty is offering an 83-acre parcel suitable for a hamlet of luxury homes, a 5-star spa & resort hotel, or a single-family wilderness compound. In the center of the mesa, Andres Duany of DPZco Design, founder of the New Urbanist walkable

communities movement, has designed a dense village as the focal point and prime amenity of Cloud Rock. This village includes a coffee shop, restaurants, a general store, and a Swim Club, creating a small but vibrant community center. In the south canyon of the land is Moab National Bike Park, which features a network of downhill and cross-country trails connecting the mesa. All residences will be bike-in / bike-out, which is rare even by Moab standards. The spiritual center of the land is the Home of the Rock, a wellness and yoga center focusing on healing, transformation, and inspiration. Cloud Rock aspires to be a place where we can learn how to live in harmony with the earth, each other, and ourselves. **\$20,000,000**







ASPEN | 210 & 212 W. FRANCIS STREET

Craft Your Legacy

WESTFRANCISASPEN.COM

Experience your Aspen dream with two rare City of Aspen demo permit allocations secured for these properties, a privilege granted to only six properties annually. Nestled between the Aspen Institute Campus and downtown Aspen's renowned shops and restaurants, these lots offer the ideal blend of convenience and serenity. Enjoy a car-free lifestyle in the A+ West End, just steps from the Red Brick Center for the Arts and a short stroll to the iconic Hotel Jerome. Marvel at south-facing views of Aspen Mountain. Embrace this opportunity to redefine Aspen's finest living in its most coveted neighborhood.

7 BEDS | 6 FULL BATHS | 3,684 SF
TWO ADJOINING 6,000 SF LOTS
\$21,500,000



WEST ASPEN | 1481 SIERRA VISTA

End of Cul-de-Sac Location

1481SIERRAVISTA.COM



1481 Sierra Vista is at the end of a private cul-de-sac and offers direct access to the Aspen Golf Course and Aspen Cross Country Center. With stunning views of Aspen Mountain, Aspen Highlands, Pyramid Peak, and Buttermilk, it features floor-to-ceiling windows, electric blinds, Sonos speakers, radiant floor heat, an elevator, and integrated lighting. This 2016 home has five ensuite bedrooms, an office, gym, and family/media room. Recent updates include fresh paint and new flooring. The chef's kitchen boasts a large island, oak cabinetry, and top-tier appliances. Fully furnished, it provides easy access to Aspen's Central Core and nearby trails.

5 BD | 6 FULL BA | 4,410 SF | .37 AC
\$13,200,000 FURNISHED





ASPEN | 9888 CASTLE CREEK ROAD

Castle Creek Riverside Serenity

9888CASTLECREEK.COM



Nestled within a pristine 7.42-acre alpine sanctuary, Castle Creek flows gently through the heart of this property. The home features an open great room with hand-scraped beams and a wood-burning fireplace, opening onto a south-facing stone patio with a gas fire pit. The clean, minimalist design showcases Italian Sahara Noir marble in the kitchen, wide plank walnut flooring, and designer fixtures. With a lower-level family room, garage, and equestrian amenities, it's a modern mountain refuge just 10 miles from downtown Aspen.

4 BD | 5 BA | 4,946 SF
\$15,500,000 FURNISHED



ASPEN | TBD TIEHACK ROAD

A Bespoke Mountain Retreat

MAROONCREEKASPEN.COM



Maroon Creek Lot 16 is a 2.3-acre ski-in, ski-out property at Tiehack, near the Tiehack Express Lift. This south-facing site offers sunshine and panoramic views of Aspen Mountain, Red Mountain, and Highlands Ski Area. It is vested for a 14,000 SF residence, free from new Pitkin County regulations and affordable housing fees. Architect Tom Kundig is involved in the project, ready for permit submission. The design features a green roof, minimal street visibility, and integration with Maroon Creek's sights and sounds. Amenities include a stone patio, hot tub, fire pit, and access to Maroon Creek Golf Course and open space and many recreational offerings.

2.3 ACRE HOMESITE | \$12,500,000





ASPEN | 926 WEST FRANCIS STREET

West End Haven

926WESTFRANCIS.COM



This home is steps from the Aspen Institute, Benedict Music Tent, and Aspen Meadows Resort. The 8th Street bus stop nearby connects to all four Aspen Snowmass ski mountains. Enjoy south-facing light and mountain views from the open-concept great room. The kitchen has granite surfaces, Wolf and Sub Zero appliances, and a walk-in pantry. The master suite includes a lounge area, walk-out patio and gas fireplace. Three bedrooms, two and a half baths, and a lower-level family room complete the home.

5 BD | 4 FULL, 2 HALF BA | 5,105 SF
\$12,250,000 PARTIALLY FURNISHED



SNOWMASS VILLAGE | 177 STELLAR LANE

Mountain Modern Retreat

177STELLARLANE.COM



This contemporary home is situated on a generous .73-acre plot and epitomizes mountain living. The large backyard, surrounded by aspen groves, creates an outdoor haven rare in Snowmass Village. The open space beneath the house provides a haven for wildlife. Ski enthusiasts enjoy walk-out/ski-in access to Elk Camp and Two Creeks via Powerline and Eddy Out trails. Delight in the exclusive 1-mile walking loop unique to Snowmass and unwind in the sauna and hot tub. Full architectural plans available for customization.

3 BEDS + LOFT | 4 BATHS | 4,217 SF | .73 AC
\$7,375,000 FURNISHED





MISSOURI HEIGHTS | 102 BLUE CREEK TRAIL

Custom Mountain Masterpiece

102BLUECREEKTRAIL.COM

This remarkable Aspen-quality custom remodel is closer than ever to completion with over \$650K in recent improvements! The seller has moved forward with a new 4-layer exterior stucco application, insulation, drywall, painting, framing enhancements, fireplace updates, window enhancements, floor prep, plywood substrate installation on the main level, and the installation of two brand-new Lochvar boilers. Crafted by renowned designer Joel Joves-Asia, this residence is perched on 3.37 acres overlooking picturesque Missouri Heights pastureland and spread across an expansive almost 10,000 square feet.

5 BD | 6 FULL; 1 HALF BA | 9,908 SF | 3.37 AC
\$5,600,000



ASPEN HIGHLANDS | TBD EXHIBITION LANE

One of Aspen's Last Ski-Accessible Lots

ASPENHIGHLANDSLOT13.COM

This is a rare opportunity to develop a trophy home on Aspen Highlands' highest point. This homesite offers stunning views of Tiehack and West Willow, along with a private mountain meadow. Permitted to build a 9,000 SF home plus garage, it's less than a mile from Aspen schools and recreation center. Enjoy easy access to downtown and the Maroon Bells wilderness. Owners enjoy complimentary taxi service to Aspen airport, Ritz Carlton Club privileges, and paid utility hookups. No affordable housing mitigation required.

.9 AC HOMESITE | \$5,995,000



ASPEN | 747 SOUTH GALENA #230 & #330

The Fasching Haus

FASCHINGHAUSASPEN.COM



This spacious southeast corner condo is the largest unit, featuring 2 covered patios. Enjoy south-facing vistas from the upper-level patio of Henry's, Slalom Hill, and Trainor's Ridge on Aspen Mountain. Inside, a cozy gas fireplace graces the great room. The kitchen features stainless appliances, granite countertops, and a center island bar. Residents enjoy amenities like a pool, hot tub, gym, and storage.

3 BEDS | 3 BATHS | 1,506 SF
\$5,300,000 FURNISHED



ASPEN | 610 S. WEST END STREET, UNIT B202

The Gant

THEGANTB202.COM

Centrally positioned within The Gant Aspen, B-202 is an exquisite top-floor gem that has been fully upgraded. The great room and covered private deck provide southwest-facing views of the Aspen Mountain landmarks. Revel in the peaceful ambiance as you overlook the common pool and hot tub areas. Custom skylights and vaulted ceilings fill the space with light. Amenities include a gym, conference facilities, pools, and Pepperjacks Cafe.

2 BD | 2 FULL BA | 975 SF
\$4,200,000 FURNISHED



ASPEN | 617 E. COOPER AVENUE UNIT 102

Aspen Square

ASPENSQUARECONDO.COM



This southeast corner, ground floor condominium boasts an unbeatable downtown Aspen location. Enjoy stunning views towards Little Nell from the spacious, light-filled great room, thanks to additional east-facing windows. The cozy wood-burning fireplace sets the perfect après ski ambiance. Experience Aspen Mountain through full-length double sliding glass doors and relax on the enclosed private covered patio.

2 BEDS | 2 BATHS | 836 SF
\$3,750,000 FURNISHED



ASPEN | TBD MEDICINE BOW ROAD

Mountaintop Haven

TOPOFMEDICINEBOW.COM

Perched atop Medicine Bow Road, this 2.5-acre estate borders Wildcat Ranch, offering stunning views of Independence Pass and the Continental Divide. Designed by Willis Pember Architects, Inc., the 5,750 SF retreat blends rustic charm with contemporary living. Amenities include game room, infinity pool, and hot tub. Sustainable well-water and landscaping by Lift Studio. Convenient to Aspen School District and RFTA.

2.5 AC HOMESITE
\$2,995,000



BASALT | 102 EVANS ROAD #103

Park Modern

PARKMODERN103.COM



This ground-floor, corner sanctuary offers tranquil views and abundant light. This spacious unit features \$75,000 in upgrades, including a private covered patio, gas fireplace, and custom kitchen. The primary suite boasts a walk-in closet, luxurious ensuite bath, and Restoration Hardware furnishings. Motorized blinds, Sonos audio, and two parking spaces add convenience to this luxurious retreat.

2 BED | 2 BATHS | 1,523 SF
\$2,090,000 FURNISHED



SNOWMASS VILLAGE | 35 LOWER WOODBRIDGE E-120

Seasons Four

SEASONSFOURCONDO.COM

This top-floor unit, in a rare four-unit building, is steps from the Village Shuttle stop. It offers great light and views, including a kitchen window overlooking Brush Creek. Recently updated with stainless appliances, granite counters, new flooring, washer/dryer, and gas stove. The new Brush Creek Tunnel provides direct access to Anderson Ranch and the Snowmass Club, while skiers and snowboarders can easily return home.

2 BD + LOFT | 2 BA | 1,258 SF
\$1,550,000



TEN Reasons to Choose Klug Properties

& ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY

MISSION: Deliver fabled service, thoughtful and timely communication, and value at every opportunity to our clients and to be the #1 real estate sales team in Aspen Snowmass.

1. Market Knowledge

I am an expert on the Aspen Snowmass Real Estate Market. I study the market every day; this is not a hobby for me. I produce a monthly market snapshot and a quarterly in-depth Aspen Snowmass Market Report at klugproperties.com/market-report. I have been doing so for the past decade.

2. Global Reach

With 1,110 offices in 83 countries and 26,400 sales associates worldwide with \$143 billion in annual sales, we will get the word out in all of our feeder markets and beyond. I will leverage the number one real estate website in terms of time spent on site, and the largest audience in the real estate industry at youtube.com/sothebysrealty.

3. Availability & Support

Three full-time licensed real estate professionals born and raised in Colorado and the Roaring Fork Valley with over 25 years of combined real estate success and over \$1 billion in career sales. We love this community and what we do, and are passionate about sharing it and giving back.

4. Partnerships

I personally share my exclusive listings with the top Sotheby's International Realty brokers across the country through my Sotheby's Market Leaders membership at klugproperties.com/partners, and Colorado Ski Towns partners, klugproperties.com/ski-town-partners.

5. Social Media & Sphere

I maintain the most expansive social media platform in the local brokerage community with over 30,000 subscribers or followers. Klug Properties sends a bi-weekly digital newsletter with the latest market stats, insights, and Aspen Snowmass happenings to our sphere of over 2,500 buyers, sellers, and partners.

6. Living Aspen Magazine

40,000 copies distributed annually in key locations including insertion in The Aspen Times during the busiest times of the year, and mailings to every homeowner in the upper Roaring Fork Valley summer and winter, LivingAspenMagazine.com.

7. The ASSIR Advantage

192 Aspen Snowmass Sotheby's International Realty Brokers in 10 offices throughout the Roaring Fork Valley with a 29% luxury market share between Aspen and Snowmass in 2023. Bigger is better when it comes to generating positive PR!

8. Video

Twenty-five years of broadcast experience as a professional athlete has allowed me time in front of the camera, while focusing on messaging and details that matter. We will create a professional video tour of your property including aerial drone footage and share it at klugproperties.com/videos, youtube.com/klugproperties, and youtube.com/sothebysrealty. I will also film a virtual open house tour.

9. Website

Your property will be featured on the home page of klugproperties.com, the #1 broker site in the local brokerage community with 7,000 average monthly users. Your property will have its own custom website with photography, video, virtual tour, map, description, and due diligence docs.

10. Negotiation Expertise

I am a Certified Negotiation Expert. I will represent your interests first and foremost, while working collaboratively with fellow brokers to help achieve the best possible result for you in the most efficient manner possible. Honesty, Integrity, and Commitment are my mantra. I will work hard to get the job done for you without compromising my ethics or professionalism.

Sotheby's International Realty Market Leaders

46 Sotheby's International Realty Market Leaders Sold \$8.25 Billion in 2023



MARKET
LEADERS

I am honored to be an esteemed member of the exclusive Sotheby's International Realty Market Leaders Group, which stands as the first and only global agent association of its kind. Comprising some of the industry's most accomplished agents across the world's most prestigious destinations, this distinguished group offers unparalleled industry intelligence, visionary thought leadership, and strategic introductions for our valued clients. By harnessing invaluable insights, unrivaled access, and extensive expertise across local, national, and international platforms, Market Leaders presents a cohesive and forward-thinking resource. The industry's Best and Brightest are at your Service!



6 BD | 7 Full, 1 Half BA | 11,657 SF | \$37,500,000

Key Biscayne, FL | 330 Harbor Drive
Jorge Uribe | ONE Sotheby's International Realty



6 BD | 5 Full, 1 Half BA | 5,671 SF | 12.66 AC | \$10,995,000

Telluride, CO | 8091 Preserve Drive
Dan Dockray | LIV Sotheby's International Realty



3 BD | 2 Full, 2 Half BA | 5,700SF | \$35,000,000

San Francisco, CA | 2006 Washington #10
Gregg Lynn | Sotheby's International Realty San Francisco



Main House: 6 BD | 7 Full, 3 Half BA | 9 AC | \$49,985,000

Houston, TX | 107 Timberwilde Lane
Walter Bering | Martha Turner Sotheby's International Realty



Testimonials

WHAT OUR CLIENTS
ARE SAYING ABOUT US...



A sincere "Thank You" to Chris, Eric and Dylan for getting our home sold, in a timely manner, at a great price in a challenging and dramatically changing real estate market..." – **Kim & Jay A.**



The best real estate team I've ever worked with. An absolute pleasure to work with, and they are excellent at what they do." – **Evan & Eric F.**



Chris' work ethic, integrity, dedication, commitment, extensive knowledge, and positive attitude are all contributing factors for him being one of the top brokers in the Roaring Fork Valley." – **Janelle K.**



I have recently worked with Chris and his uber-efficient support team both as Seller and Buyer. I cannot recommend him more highly – appoint him to represent you and let him show you his class!" – **Richard C.**



It was reassuring to know that besides having the expertise and connections of Chris' years of experience in the Aspen market, we also had the depth and resources of his team to handle every detail..." – **Jonathan F.**



Chris Klug and his team were essential to the success of selling our family home in Snowmass. Chris was always responsive, knowledgeable and attentive. Chris comes highly recommended..." – **Brian R.**



CK and his team made all the difference on the origination, negotiation and flawless execution of the property deal. Thanks to them we are proud owners of a beautiful penthouse in the Aspen Community." – **Ricardo M.**



Every step of the way Chris and his team took care of the many details involved with two major transactions almost simultaneously. They were timely, professional and so pleasant to work with." – **Tom C.**



"It was an absolute pleasure working with Chris and his expert team on the sale of my property. Chris gave excellent advice and was very knowledgeable about the market. His team worked hard, communicated well and took great care of everything along the way..." – **Kara C.**

Over a Billion Dollars in Transactions

2023/2024 Sales Year-to-Date



1500 Ute Avenue
\$35,000,000



302 Park Avenue
\$19,900,000



680 Divide Drive
\$17,812,500



633 N. Hayden Road
\$17,625,000
(Represented both Buyer & Seller)



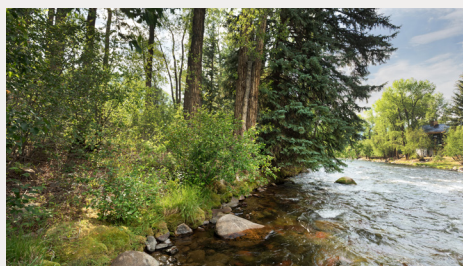
190 W. Lupine Drive
\$13,400,000



639 N. Fourth Street
\$12,625,000



TBD Eagle Pines
\$8,750,000



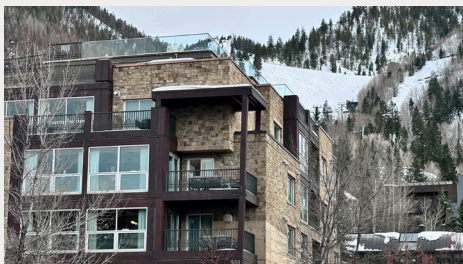
174 Twining Flats Road
\$8,600,000



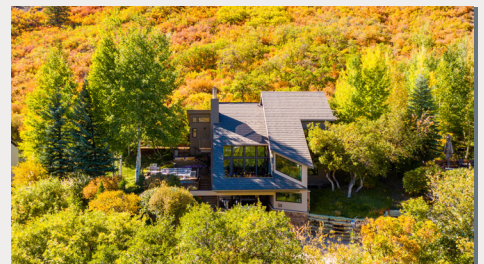
155 Forest Lane
\$6,500,000



1021 Horse Ranch
\$5,475,000



Residence at Little Nell #203 & 204
\$5,000,000



94 Sinclair Lane
\$4,800,000



65 Harleston Green Unit 54
\$3,950,000



100 N. 8th Street Unit 11
\$3,895,000



351 Meadow Road
\$3,700,000



178 Ponderosa Pass
\$3,140,754



916 E. Hopkins Avenue #301
\$3,075,000



119 Wood Road Unit 501
\$2,800,000



1200 Sunset Lane
\$1,725,000



120 Carriage Way Unit 2303
\$1,595,000



35 Upper Woodbridge Unit 7CD
\$1,460,000



90 Carriage Way Unit 3316
\$1,085,000



40058 O Road
\$1,000,000



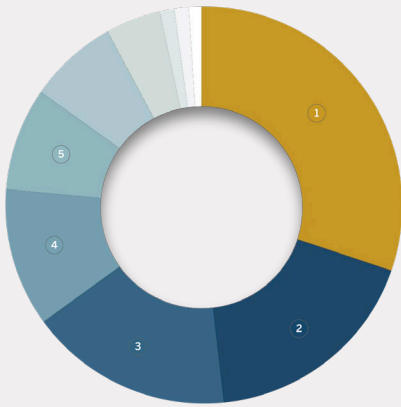
Integrity, Commitment, Success

Market Share

ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY

Local Market Dominance

We've been the local market leader for more than 20 years.

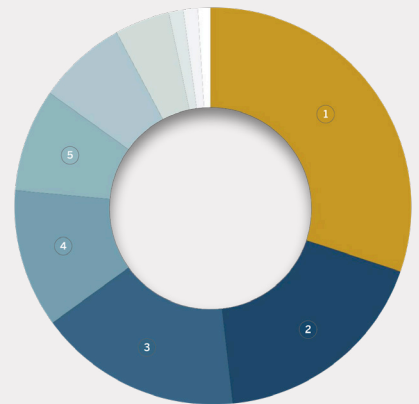


Top 10 Companies		Sides	\$ Volume	Market Share
1	Aspen Snowmass Sothebys International Realty	153	\$442,977,072	23.06%
2	Christies International Real Estate	37.5	\$199,163,417	10.37%
3	Compass Colorado	41	\$197,760,000	10.30%
4	Coldwell Banker Mason Morse	81	\$169,327,000	8.82%
5	Douglas Elliman Real Estate	38.5	\$138,243,500	7.20%
6	Engel & Volkers	50	\$131,194,164	6.83%
7	Hall and Hall Partners	2	\$82,150,000	4.28%
8	Eagle Land Brokerage	3	\$42,780,000	2.23%
9	Slifer Smith & Frampton	36	\$37,805,922	1.97%
10	The Agency Aspen	1	\$36,975,000	1.92%
All Others		497	\$442,489,579	23.02%

The Luxury Market

Closings over \$5 million in Aspen & Snowmass Village

Top 10 Companies		Sides	\$ Volume	Market Share
1	Aspen Snowmass Sotheby's International Realty	18	\$250,200,000	29.23%
2	Compass Colorado	13.5	\$149,890,000	17.51%
3	Christies International Real Estate	11	\$139,650,000	16.32%
4	Coldwell Banker Mason Morse	8.5	\$95,075,000	11.11%
5	Douglas Elliman Real Estate	6	\$70,150,000	8.20%
6	Engel & Volkers	5	\$60,400,000	7.06%
7	The Agency Aspen	1	\$36,975,000	4.32%
8	AG Aspen	1	\$9,750,000	1.14%
9	Whitman Fine Properties	1	\$9,700,000	1.13%
10	Slifer Smith & Frampton	1	\$8,400,000	0.98%
All Others		4	\$25,750,000	3.00%



All closings from January 1 through April 1, 2024. Information is deemed to be reliable but is not guaranteed. Source: The Aspen Glenwood MLS

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