

# LIVING

Exclusive Aspen/Snowmass Homes, Condominiums & Homesites  
Winter 2023 | Presented By Chris Klug

# Aspen



Aspen  
Snowmass

Sotheby's  
INTERNATIONAL REALTY

[NorthHaydenLodge.com](http://NorthHaydenLodge.com)

 **CHRIS KLUG**  
PROPERTIES

970.948.7055  
[Chris@KlugProperties.com](mailto:Chris@KlugProperties.com)  
[LivingAspenMagazine.com](http://LivingAspenMagazine.com)  
[@klugproperties](https://www.instagram.com/klugproperties)



# Welcome to Living Aspen

## Happy Wintertime from Aspen Snowmass

I hope you are doing well and enjoying all of the new snow. Thank you for picking up our newest winter 2023 copy of Living Aspen Magazine. I'm proud to showcase our exclusive Klug Properties collection of the Roaring Fork Valley's finest luxury properties. What a winter season it has been so far with incredible snowfall and the return of our favorite events in a big way. It was so fun to welcome back the energy of X Games at the newly redesigned Buttermilk Base Area. World Cup ski racing comes home to Aspen for America's Downhill in early March and there's lots more fun events and activities yet to come. It's a great time to be in the mountains!

While our market is normalizing with increased inventory, half the transactions of a year ago and one third of the sold volume, a seller's market remains, although not as extreme of a seller's market as the past almost three years. Remember inventory is still about half of where it was pre pandemic in the upper valley. Scarcity due to prolonged permitting and construction timelines for new product along with limited demo quotas and increased costs combined with the uniqueness of Aspen continue to drive demand - especially at the upper end of our market. Short-term rental restrictions are positively impacting lodging designated property sales, while making non-lodging properties with a 30-day rental minimum without a short-term rental permit more challenging. Pricing correctly, staging beautifully – keeping in mind you only

get one chance to make a first impression, and marketing aggressively across the most powerful and the only true global luxury brand is more important than ever in a changing market!

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**I hope to see you again soon on the mountain. Have a fun and safe winter season!**

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The right time to buy in Aspen Snowmass is when the property you're looking for is available. We're not making more land and we're surrounded by White River National Forest. Long-term Aspen Snowmass has been a great quality of life and financial investment. I feel so grateful to be Living Aspen Snowmass. I love what I do and I love this valley. I believe it's still one of the great places on earth. Few places offer the culinary delights, cultural and recreational opportunities, and access like Aspen Snowmass. The Aspen Idea of nourishing mind, body and spirit in the mountains is still alive in our community. Please reach out if you would like a complimentary in-depth analysis of your property today. I study the market every day, and I am here full-time, ready to help you! I hope to see you again soon on the mountain. Have a fun and safe winter season!

*Chris Klug*

# Aspen | Castle Creek

633 North Hayden Road



## A Timeless Colorado Lodge Home

[NorthHaydenLodge.com](http://NorthHaydenLodge.com)

A stunning alpine setting on 44 private acres just minutes from the Aspen roundabout on a newly paved circular drive. Built with logs from Yellowstone Park and reclaimed hickory flooring throughout. Six generous en suite bedrooms are all above grade with views, plus a detached elevated gym, spa outbuilding with full bath, massage room, and partially covered outdoor hot tub. Enjoy framed south facing Mt. Hayden views surrounded by Aspen groves on the east side of Aspen Highlands. A split log bar with onyx slab backsplash overlooks the custom river rock open flame fireplace in the great room.

6 BR | 7 FULL, 2 HALF BA | 11,877 SF | 44 AC  
\$23,995,000 | MLS# 175532

970.948.7055 | [Chris@KlugProperties.com](mailto:Chris@KlugProperties.com)

# Aspen | West End

639 North Fourth Street



## Beautifully Remodeled West End Home

[WestEndAspen.com](http://WestEndAspen.com)

Situated on a coveted corner West End oversized 7,078 SF lot, this completely updated and engaging Victorian styled contemporary home delights, with curated fixtures and furnishings, and all five bedrooms above grade. Vaulted ceilings offer a spacious light filled private primary bedroom which enjoys north and south facing decks with views of Red Mountain, Red Butte, and Hunter Creek Valley, and a hot tub spa set amongst the pines. The private front entry patio with gas fire pit is surrounded by a flat sodded yard, ideal for entertaining. Leave your cars in the two 1-car garages and take the Cross Town shuttle to Aspen Mountain Gondola Plaza. Walk or ride through the historic West End to all of Aspen's best shops and restaurants.

5 BD | 5 FULL, 1 HALF BA | 3,814 SF  
\$13,950,000 | MLS# 178068

# Aspen | West End

639 North Fourth Street



# Old Snowmass

2388 Lazy O Road



## European Quality Craftsmanship Inside and Out

[LazyOSnowmass.com](http://LazyOSnowmass.com)

The only brand-new single-family home that is available now for occupancy in Old Snowmass. This transitional French-inspired mountain home was designed by Peak Visions Architecture and custom built by Yates Construction and Consulting. The exceptional home is built into a hillside amphitheater providing total privacy from the nearby homes. It overlooks hundreds of acres of picturesque pastures of Lazy O Ranch in front of an impressive backdrop of mountain peaks. There is an oversized 2.5-car heated garage and custom gear shed for bike, ski and snowboard equipment storage.

4 BR | 3 FULL, 1 HALF BA | 4,610 SF | 2.82 AC  
\$9,450,000 | MLS# 177793

# Old Snowmass

2388 Lazy O Road



# Snowmass Village

155 Forest Lane



## The Perfect Family Ski-in, Ski-out Retreat

[155ForestLane.com](http://155ForestLane.com)

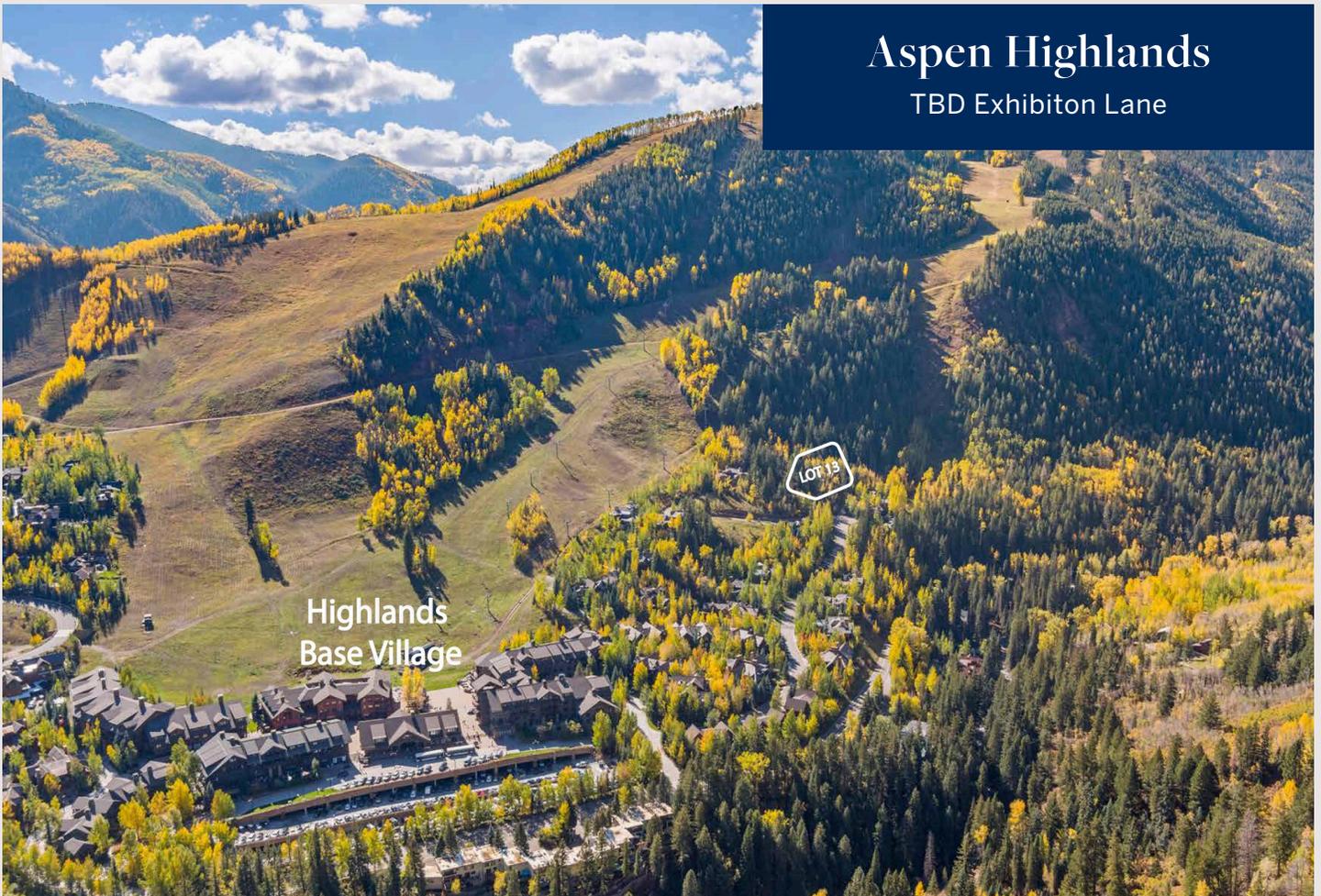
Plans await the buyer looking to build this modern ski-in, ski-out Snowmass Village home which flawlessly integrates with its natural surroundings, creating the ultimate indoor/outdoor living. It features warm Nordic interiors with wide plank white oak flooring, floor-to-ceiling windows and a minimalist Bulthaup kitchen. The main level master suite features a spa bathroom with soaking tub and steam shower, an oversized walk-in closet, a gas fireplace, and a separate study with outdoor terrace. A wood-burning fireplace warms the great room along with three more gas fireplaces throughout. Hike, bike, ski or snowboard directly from the ski room onto White River National Forest land.

5 BD | 5 FULL, 3 HALF BA | 5,534 SF | 1 AC  
\$6,750,000 | MLS# 173621



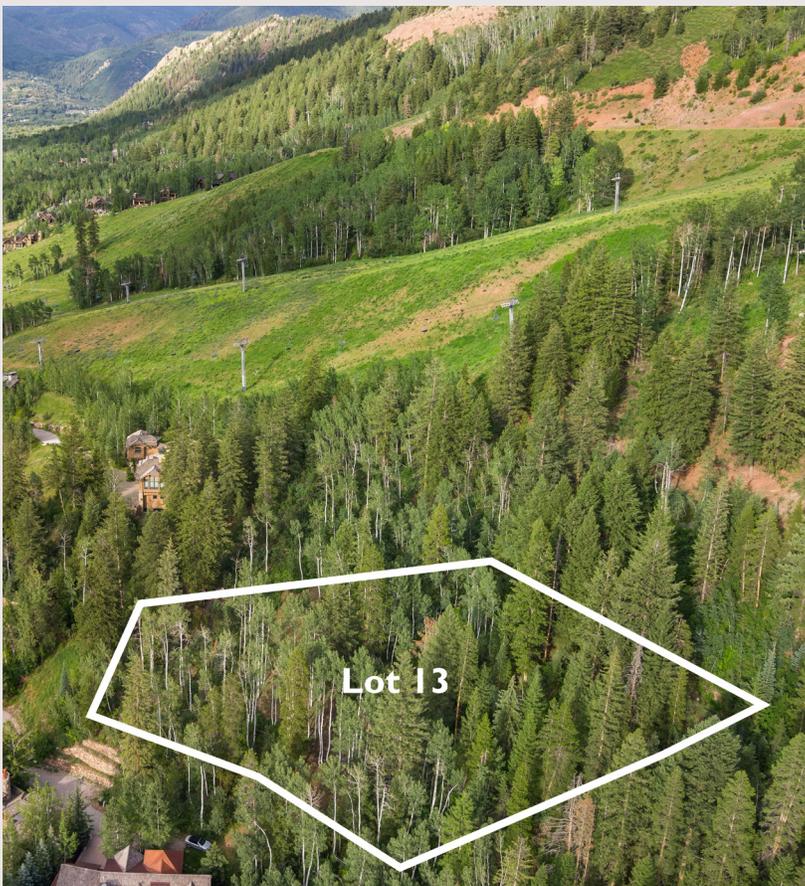
# Aspen Highlands

TBD Exhibiton Lane



Highlands  
Base Village

Lot 13



Lot 13

## Develop Your Trophy Home

[AspenHighlandsLot13.com](http://AspenHighlandsLot13.com)

This is a rare opportunity to develop a trophy home on one of the last remaining ski-accessible lots in all of Aspen. Situated at the highest point in Aspen Highlands, this mountainside homesite features views of the Tiehack cliffs and W. Willow and a private mountain meadow. It is located less than a mile from the Aspen schools and Aspen Recreation Center, an easy walk or bike to town and favorable access to the Maroon Bells Wilderness Area. Owners enjoy complimentary taxi service to and from the airport and downtown, in addition to Ritz-Carlton Club privileges (health club, spa, year-round pool and more).

.9 AC Homesite

9,000 SF Home + Garage Allowed

\$6,175,000 | MLS# 176171

# Aspen Glen

37 Primrose Lane



## Luxury Meets Technology

[37PrimroseLane.com](http://37PrimroseLane.com)

37 Primrose is easily the largest, finest built, and most technologically equipped home among all recent construction currently offered in the gated Aspen Glen golf community. The chef's kitchen features custom cabinetry and top-of-the-line appliances. The great room features 18' vaulted ceilings, floor-to-ceiling gas fireplace, wet bar, and outdoor dining deck. The main floor master suite captures views of the Roaring Fork River and mountain vistas while the dining room and office enjoy direct views of Mt. Sopris. Other features include an executive office, home gym, 1,000 bottle wine cellar, an elevator, four gas fireplaces and smart home capabilities that are second to none.

*Co-listed with Arleen Ginn*

5 BD | 5 FULL, 1 HALF BA | 5,839 SF | .70 AC  
\$5,695,000 Furnished | MLS# 178037



# Missouri Heights

1200 Sunset Lane



## We'll Give You The Moon!

[1200Sunset.com](http://1200Sunset.com)

Located on five acres in Missouri Heights, just ten minutes to Willits and downtown Basalt, this exceptional property features a main house, guest cottage, observatory and a finished garage studio. 180° unobstructed views encompass Aspen Mountain to the east, the famed Maroon Bells, Capitol Peak and Mt. Sopris to the south. The custom eco-built home boasts R-30 rated walls and R-40 rated ceilings, gas fireplace and radiant heated floors. Architectural plans have been drawn for a 2,200 square foot addition to the main house for those looking to expand. The research-grade astronomical observatory makes this property a dream for environmentally and/or astronomy enthused buyers.

2 BR | 2 BA | 2,028 SF | 5 AC  
\$1,850,000 | MLS# 177667



# Downtown Aspen

835 E. Hyman Avenue, Unit J



## Enjoy Rare Aspen Downtown Living

[HyWestAspen.com](http://HyWestAspen.com)

This rare top-floor, private, light-filled location showcases fabulous views of Aspen Mountain. Two spacious bedrooms walk out to the only full-length double deck in the complex. Vaulted ceilings with two skylights fill the open concept living and kitchen areas with natural light. A custom river rock gas fireplace warms the living room. A nicely upgraded kitchen features stainless appliances and granite counters. Just two blocks from Aspen's downtown commercial core on a quite non-through street. Walk to your favorite restaurants and shops and the Silver Queen Gondola. Off-street assigned parking, low HOA dues, and a small complex that permits short-term rentals and pets adds to the appeal.

2 BD | 2 FULL BA | 941 SF  
\$2,950,000 Furnished | MLS# 176000



# Aspen Square

617 East Cooper Avenue #301



## The Best Location in the Heart of Downtown Aspen

[AspenSquareStudio.com](http://AspenSquareStudio.com)

Third floor, north facing fireside studio with views of Smuggler, the Hunter Creek Valley and Red Mountain. This nicely updated unit features solid slab granite and custom cabinetry in the kitchen and a private patio. Aspen Square amenities include pool, hot tubs, front desk, concierge, off-street parking, daily housekeeping, gym and elevator. Leave your skis, boots and gear in the lock-off owner's storage closet. A block away from the Aspen Art Museum and all of Aspen's shops and restaurants and across from Gondola Plaza and the Silver Queen Gondola.

**STUDIO | 1 FULL BA | 496 SF**  
**\$1,700,000 | MLS# 175538**

**CHRIS KLUG**  
PROPERTIES

**Over \$200 million  
sold or contracted  
in 2022.**

1020 Carroll Drive, \$39,000,000



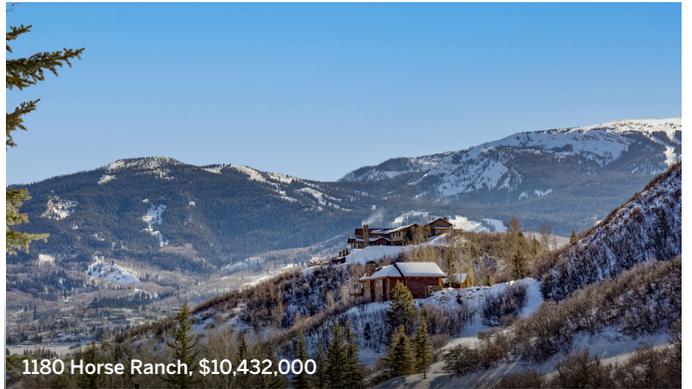
926 Willoughby, \$35,000,000



602 Eppley, \$19,000,000



3333 Snowmass Creek, \$12,510,000



1180 Horse Ranch, \$10,432,000



1205 Red Butte, \$8,125,000



1540 Silver King, \$6,650,000



500 Sinclair Road, \$6,272,500



1093 Callicotte, \$3,500,000



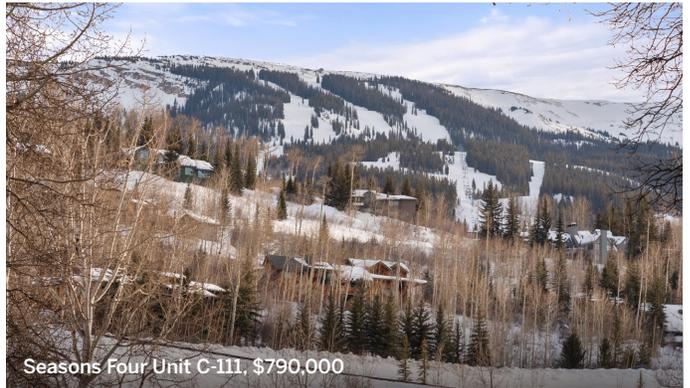
63 Buffalo Lane, \$2,075,000



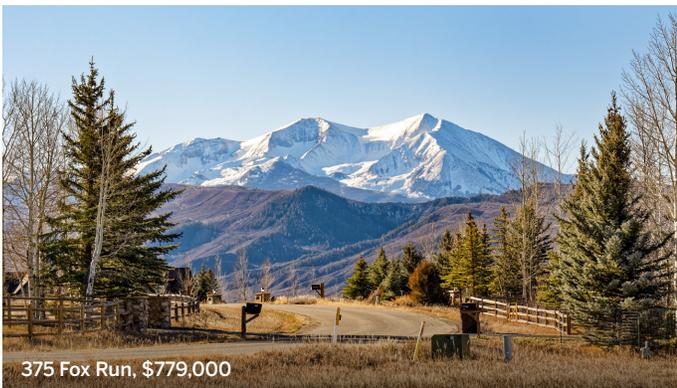
Crestwood Unit I-3212, \$1,930,000



Crestwood Unit 2312-H, \$875,000



Seasons Four Unit C-111, \$790,000



375 Fox Run, \$779,000



23284 Two Rivers Road Unit 6, \$575,000



1500 Ute Avenue | Pending

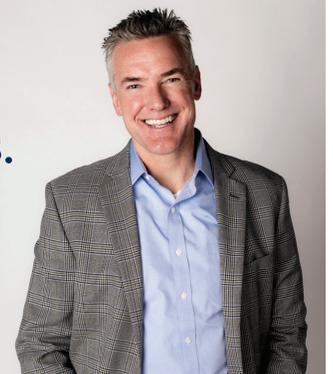


174 Twining Flats | Pending

 CHRIS KLUG  
PROPERTIES

Integrity, Commitment, Success.

Chris Klug 970.948.7055 | Chris@KlugProperties.com  
KlugProperties.com | @KlugProperties



Aspen | Sotheby's  
Snowmass | INTERNATIONAL REALTY

# Testimonials

## What Our Clients Are Saying About Us



**The Klug Properties Team:  
Dylan Braun, Chris Klug and Eric Abrahamovich**



My experience working with Chris and his team was fantastic! As I navigated this difficult life change, Chris' team was incredibly supportive and helpful."

**Julia J.**



It really impressed us that Chris encourages any questions we might have and responds immediately. We enthusiastically recommend Chris and his excellent and professional team!"

**Diane & Gaines N.**



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.**



I appreciate the relationship with Chris and his team. This experience has been one of honesty and trust, in which we work together to insure the success of each project."

**Ken Janckila, CEO & President  
of Janckila Construction**



Klug Properties is not only among the most reputable firms in the Roaring Fork Valley but will deliver fantastic results in the end and keep expectations realistic."

**Randy & Julie B.**



Absolutely incredible experience from start to finish in our Aspen home buying process. Chris and his team were knowledgeable, super available, and made for the most seamless home buying process..."

**Mike M.**

# Ten Reasons to Choose Klug Properties & Aspen Snowmass Sotheby's International Realty To Sell Your Property



## 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](https://klugproperties.com/market-report). I have been doing so for the past decade. In 2020 I sold \$206 million finishing as the #5 broker overall in the Aspen Board of Realtors (ABOR) 2020 rankings based on production. I sold \$170.6 million in 2021, finishing as the #10 ABOR broker based on production. In 2022, I sold or contracted over \$200 million, again landing in the top 10 of ABOR brokers.

## 2. 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 \$750 million in career sales. We love this community and what we do, and are passionate about sharing it and giving back through Chris Klug Foundation and other local non-profits that we support.

## 3. GLOBAL REACH

With 1,000 offices in 78 countries and 25,000 sales associates worldwide with \$204 billion in annual sales, we will get the word out in all of our feeder markets and beyond. I will leverage all of the Sotheby's International Realty marketing tools including 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](https://youtube.com/sothebysrealty).

## 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](https://klugproperties.com/partners), and Colorado Ski Towns partners, [klugproperties.com/ski-town-partners](https://klugproperties.com/ski-town-partners).

## 5. SOCIAL MEDIA AND 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 Aspen Snowmass influencers.

## 6. LIVING ASPEN MAGAZINE

50,000 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](https://LivingAspenMagazine.com).

## 7. THE ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY ADVANTAGE

192 Aspen Snowmass Sotheby's International Realty Brokers in 12 offices throughout the Roaring Fork Valley with a 31% market share averaged between Aspen and Snowmass in 2022. Bigger is better when it comes to generating positive PR for your property.

## 8. VIDEO

Twenty-five years of broadcast experience as a professional athlete has allowed me to be comfortable 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](https://klugproperties.com/videos), [youtube.com/klugproperties](https://youtube.com/klugproperties), and [youtube.com/sothebysrealty](https://youtube.com/sothebysrealty). I will also film a virtual open house tour of your property

## 9. WEBSITE

Your property will be featured on the home page of [klugproperties.com](https://klugproperties.com), the #1 broker site in the local brokerage community with 8,000 average monthly users. Your property will have its own custom one-stop-shop website that includes photography, video, virtual tour, map, description and due diligence docs., so buyers and brokers can easily access the information they need to take the next step.

## 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. I bring the same positive attitude and determination to my real estate practice that made me an Olympic Champion.

# Sotheby's International Realty Market Leaders

Just over 50 Sotheby's International Realty Market Leaders Sold \$8.25 Billion in 2022



MARKET  
LEADERS

I am proud to be a member of Sotheby's International Realty Market Leaders Group and to partner with the top agents in all of our primary markets around the globe. Together, we collaborate on marketing opportunities, share best practices, and provide local market expertise. Call me today if you would like my help connecting with a world-class Sotheby's advisor in your local market.



**Carmel, CA | Carmel by the Sea**  
Jessica Canning

4 BD | 4.5 BA | 3,150 SF | \$18,500,000



**In-Town Residence | Palm Beach, FL**  
Frances & Todd Peter

4 BD | 4.5 BA | 3,744 SF | \$16,950,000



**Palo Alto, CA | Elegant & Timeless**  
The Dreyfus Group

5 BD | 7 BA | 6,920 SF | \$19,988,000



**The W Penthouse | Austin, TX**  
Kumara Wilcoxon

3 BD | 3.5 BA | SF & PRICE UPON REQUEST



Imagine one destination where you will discover luxury real estate in Colorado's Premier and World Class Ski Resorts. From Aspen to Vail, Telluride to Steamboat, Breckenridge to Crested Butte, Beaver Creek to Keystone, Copper to Snowmass, to Winter Park and everything in between, our luxury team of professional real estate brokers with Sotheby's International Realty has you covered.



**BACHELOR GULCH | 1481 Daybreak Ridge**  
\$22,000,000 | 6 Beds | 7 Baths | 10,509 SF | 3.57 Acres  
Bret Burton, David McHugh, Heather Losa  
LIV Sotheby's International Realty



**KEYSTONE | Kindred at Keystone**  
\$1.5M- \$4M+ | 1 Bed - 4 Beds | Full-Service Ski-in, Ski-out Residences  
Hank Wiethake and Doyle Richmond  
LIV Sotheby's International Realty



**MOUNTAIN VILLAGE | 145 Cortina Drive**  
\$11,995,000 | 5 Beds | 5 Full, 2 Half Baths | 5,881 SF |  
Dan Dockray, LIV Sotheby's International Realty



**CRESTED BUTTE | 21 Kokanee Lane**  
\$1,650,000 | .68 Acre Homesite | True Ski-in, Ski-out  
Gary Huresky, LIV Sotheby's International Realty



**Aspen | Castle Creek**  
633 North Hayden Road



## This is What Living in the Mountains is All About!

[NorthHaydenLodge.com](http://NorthHaydenLodge.com)

An outdoor covered, heated seating area connects to the covered patio surrounding the main level, offering abundant outdoor space. A 5-seat bar in the open kitchen with 8-seat breakfast banquet overlooking Midnight Mine offer plenty of room for family and friends. A large mud room connects to a 4-car heated garage. A comfortable theatre and executive office completes the checklist of amenities. Ski back home via Congo trail for the adventurous and experienced backcountry skier, snowboarder.

6 BR | 7 FULL, 2 HALF BA | 11,877 SF | 44 AC  
\$23,995,000 | MLS# 175532