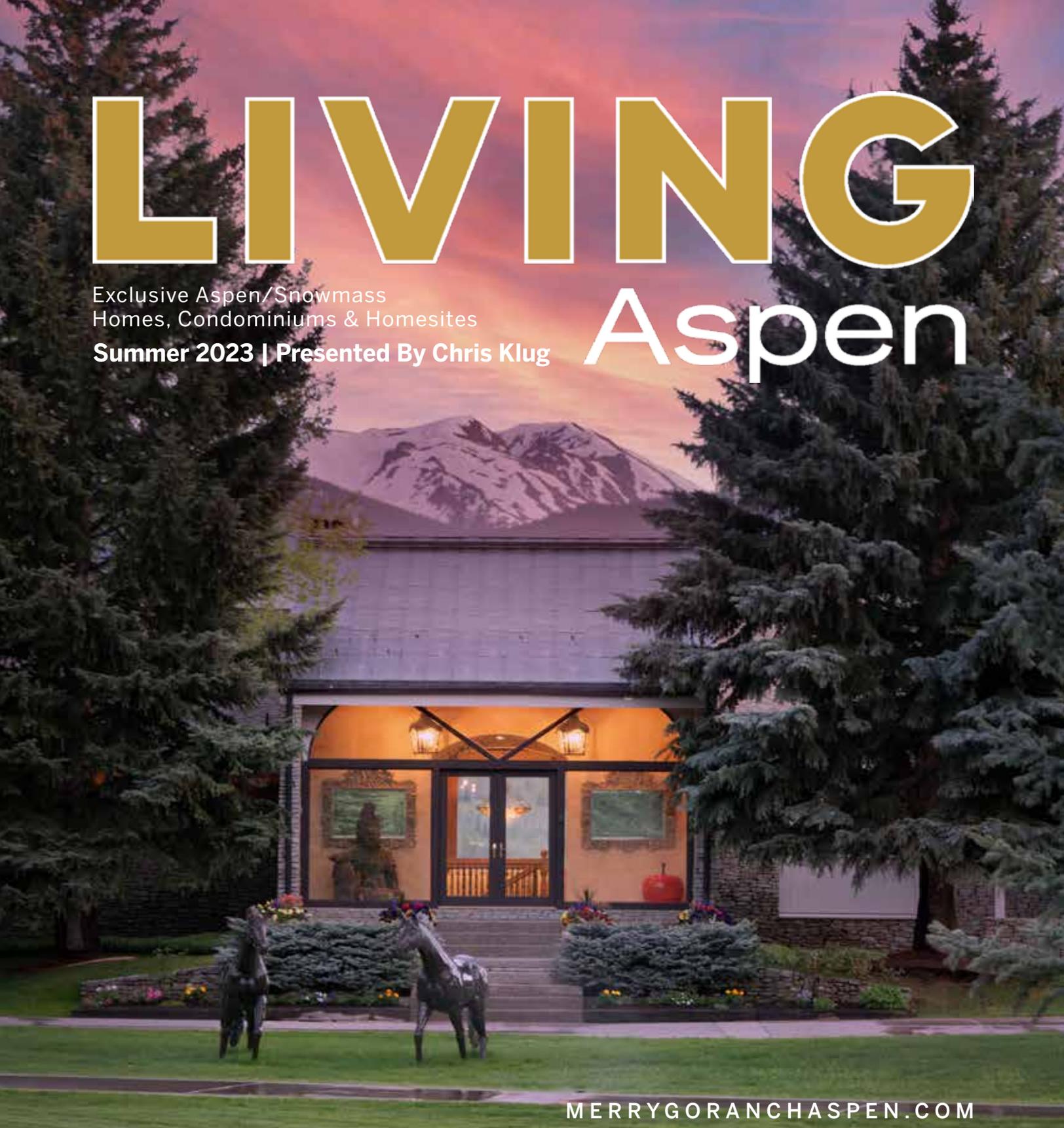


LIVING

Exclusive Aspen/Snowmass
Homes, Condominiums & Homesites

Summer 2023 | Presented By Chris Klug

Aspen



MERRYGORANCHASPEN.COM



 **CHRIS KLUG**
PROPERTIES

Aspen
Snowmass

Sotheby's
INTERNATIONAL REALTY

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WELCOME TO THE 2023 SUMMER EDITION OF Living Aspen Magazine

I hope this issue finds you in good health and enjoying the natural beauty of summer in 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.

After an extraordinary winter season and a rejuvenating off-season, we are thrilled to welcome the arrival of warmer temperatures and endless Colorado blue skies. Summer in Aspen Snowmass is a time of boundless possibilities, with a calendar brimming with music, recreation, and captivating events. From the highly anticipated 40th Food & Wine Classic in Aspen to the enchanting Aspen Music Festival, the energy of Jazz Aspen Snowmass, the thought-provoking Aspen Ideas Festival, and the artistic expressions of Theatre in the Park and Art Crush, there is no shortage of activities to indulge in. Embrace the mountain lifestyle and immerse yourself in the abundance of opportunities that await you.

While our real estate market continues to evolve, it remains a seller's market, albeit not as extreme as in previous years. The current inventory has approximately doubled compared to a year ago, accompanied by a decrease in transactions and dollar volume. However, it is important to note that inventory remains at about half of its pre-pandemic levels in the upper valley. Various factors, including prolonged permitting and construction timelines for new properties, limited demolition quotas, increased costs, and the unique allure of Aspen, contribute to sustained demand, particularly in the upper end of our market. While we are not immune to macroeconomic forces, we are

more insulated due to constrained supply. In fact, 2023 has already witnessed record-breaking sales numbers in Aspen. Klug Properties, with our commitment to accurate pricing, impeccable staging, and the most powerful digital and print marketing platform, backed by the only true global luxury brand, Sotheby's International Realty, continues to deliver exceptional results. We are proud to have assisted our clients in selling or contracting over \$600 million in the past three years, a testament to our dedication and expertise.

The opportune time to acquire your dream property in Aspen Snowmass is when it becomes available. With limited land surrounded by the breathtaking White River National Forest, investing in Aspen Snowmass offers undeniable long-term value. I consider myself incredibly fortunate to call Aspen Snowmass home and to be part of a community that offers extraordinary culinary delights, abundant cultural and recreational opportunities, and unparalleled access to nature's wonders. The Aspen Idea of nurturing mind, body, and spirit in the mountains remains at the core of our vibrant community.

If you would like a complimentary in-depth analysis of your property or require any assistance, please do not hesitate to reach out. As a dedicated market observer and full-time resident, I am here to provide the expertise and support you need. Let's connect and make the most of this remarkable summer season together. Wishing you a summer filled with joy, adventure, and good health.

Chris Klug



Merry Go Ranch has a jaw-dropping 15,493 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 perfect for riding or polo, and nearby trails. This compound cannot be replicated in Pitkin County today. The location provides proximity to Aspen, the benefits of a private family estate with almost 35,000 SF of improvements, and the most incredible unobstructed panoramic views from Aspen to Snowmass.

Main House: 8 BD, 8.5 BA | 9,150 SF | 21.38 AC
EDU: 2 BD | 1 BA | 1,609 SF | \$46,000,000

Castle Creek | 633 NORTH HAYDEN ROAD | ASPEN

NORTHAYDENLODGE.COM



This timeless Colorado lodge home is situated in a stunning alpine setting on 44 private acres just minutes from the Aspen roundabout on a newly paved circular drive. It was 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
\$19,995,000.**

NOTHING COMPARES TO WHAT'S NEXT



NORTHAYDENLODGE.COM



Aspen Valley Downs | 725 & TBD ASPEN VALLEY DOWNS | WOODY CREEK

THREEPONDSTRANCH.COM



725 Aspen Valley Downs is a captivating property that combines mountain elegance, breathtaking views, and exceptional amenities. Nestled in a private south-facing 15-acre setting in Woody Creek, Colorado, just outside of Aspen - this property offers a rare opportunity to own a legacy family estate. Take in the awe-inspiring views of the majestic Elk Mountains and three picturesque ponds, perfectly framing the landscape. The main house, a five-bedroom custom-built mountain retreat, is a testament to exquisite craftsmanship. Complementing the main house is a detached three-bedroom, three-bathroom guest house with walk out decks from all bedrooms that's perched above a remarkable 8-car heated garage - that can never be replicated. This estate is a paradise for outdoor enthusiasts, with a variety of activities just steps away from your doorstep. 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.

NOTHING COMPARES TO WHAT'S NEXT



THREE PONDS RANCH

THREEPONDRANCH.COM



Main House: 5 BR | 5 Full, 1 Half BA | 7,353 SF
3-Car Garage | Lot 5 & Lot 10 33+ Combined AC
Guest House: 3 BR | 3 BA | 1,440 SF | 8-Car Garage
LOTS 5 & 10: \$22,500,000 | LOT 10: \$18,500,000

Chris@KlugProperties.com | 970.948.7055



Situated on a coveted corner oversized lot, this completely updated and engaging Victorian-styled contemporary home delights. It features curated fixtures and furnishings, vaulted ceilings, a spacious light-filled private primary bedroom with north and south facing decks, views of Red Mountain, Red Butte, and Hunter Creek Valley, and a hot tub spa set among the pines. The private front entry patio with gas fire pit is ideal for entertaining. Relax outside in the summer listening to the Aspen Music Festival at The Benedict Music Tent across the street. Leave your cars in the two 1-car garages and take the Cross Town Shuttle or walk to downtown Aspen shops and restaurants. This turnkey home is ready for you!

5 BD | 5 Full, 1 Half BA | 3,814 SF
\$13,600,000 Furnished

NOTHING COMPARES TO WHAT'S NEXT



WESTENDASPEN.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.

**Newly Constructed 4 BR | 3 Full, 1 Half BA
4,610 SF | 2.82 AC | 2-Car Garage
Storage Gear Shed | \$8,950,000**



A stunning mountain retreat nestled on one of the largest lots in all of Horse Ranch, sprawling across an impressive 1.78 acres. This private estate is located in the exclusive upper section, offering unrivaled tranquility and breathtaking views. The property is surrounded by preserved open space on the north and west sides, which is prime wildlife habitat. This meticulously maintained classic mountain home features a harmonious blend of Colorado River stone, western red cedar siding, and stucco. As you step inside, you'll be greeted by the grandeur of the three-peak interior architecture in the great room, reminiscent of the surrounding mountains.

**4 BR | 4 Full, 1 Half BA | 4,236 SF | 1.78 AC
\$6,450,000.**



Aspen Highlands | TBD EXHIBITON LANE | ASPEN

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).

.09 AC Homesite
9,000 SF Home + Garage Allowed
\$6,175,00



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, 1,000 bottle wine cellar, an elevator, four gas fireplaces and smart home capabilities that are second to none.

5 BD | 5 Full, 1 Half BA | 5,839 SF | .70 AC
\$4,995,000 Furnished



Aspen Villas | 100 N. 8TH ST #11 | ASPEN

VILLASOFASPEN.COM



This remarkable four-bedroom corner townhouse, located in Aspen's West End, has undergone a stunning contemporary remodel. As you step inside, you'll immediately be captivated by the open-concept living room, designed to perfection. The focal point is a sleek gas fireplace with a custom tile mosaic surround, creating a harmonious blend of warmth and modern aesthetics. Natural light pours in through skylights, illuminating the main level and accentuating the spaciousness of the living area. This property is perfectly situated near everything Aspen has to offer. Hop on the free RFTA to Aspen Mountain or enjoy a leisurely stroll or bike ride along the Hopkins Ave. Pedestrian Way to discover Aspen's finest shops and restaurants. The renowned Aspen Institute and Aspen Music Festival's Benedict Music Tent area short walk from your doorstep.

4 BD | 3.5 BA | 2,022 SF | \$3,895,000 Furnished



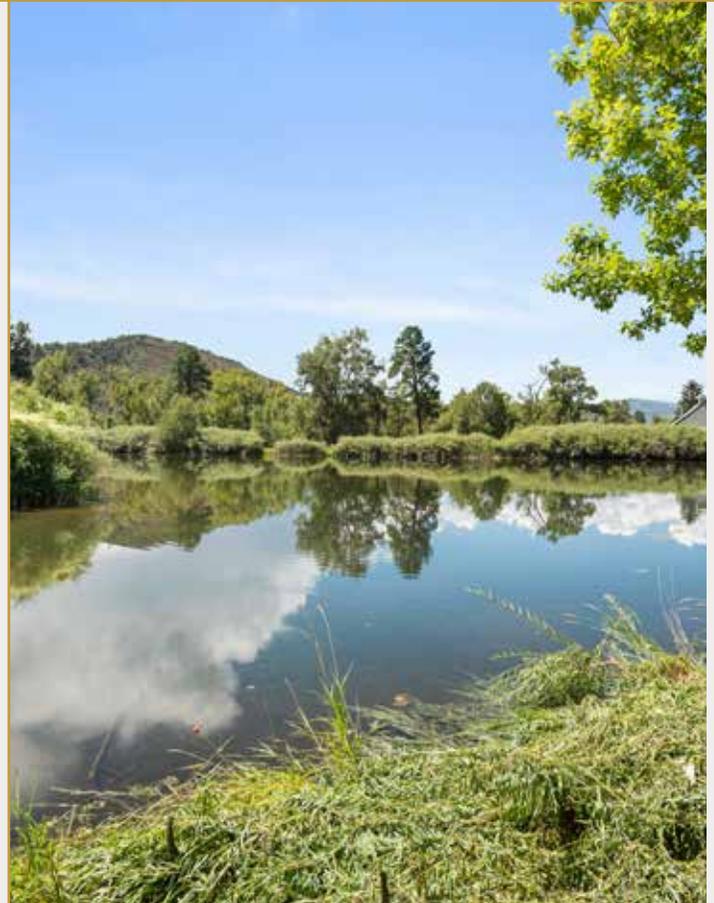
Blue Creek Ranch | 178 PONDEROSA PASS | CARBONDALE



BLUECREEKRANCHHOME.COM

Brand-new construction in coveted Blue Creek Ranch! Located directly on the pond with views to the southwest, this contemporary home features light filled spaces, and 4 en-suite bedrooms plus a large bonus room with a separate entrance and additional full bathroom above the oversized two-car garage. Finishes include custom flooring, an open concept kitchen and butler's pantry equipped with high-end appliances, and a main level master suite. Sit back and relax in the gorgeous outdoor area overlooking the pond, perfect for a hot tub or fire pit. Acres of open space include a private trail network and private access to the gold medal waters of the Roaring Fork River. The Rio Grande trail which runs from Aspen to Glenwood Springs is easily accessible. Owners also enjoy their own private, lockable storage unit. Located minutes to downtown Carbondale, Willits and Whole Foods via Highway 82.

5 BD | 5 BA | 3,112 SF | \$3,190,000
Completion August 2023





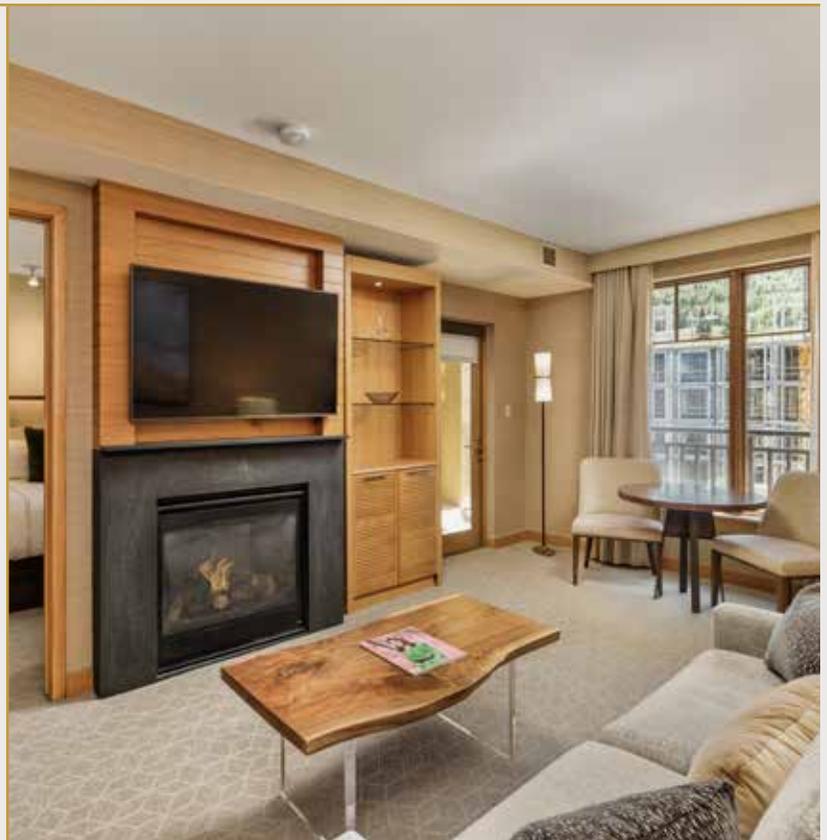
This rare top-floor, private, light-filled condo showcases fabulous views of Aspen Mountain. Two spacious bedrooms walk out to the only full-length double deck in the complex. It features vaulted ceilings with two skylights, a custom river rock gas fireplace, a nicely upgraded kitchen with stainless appliances and granite counters. Located just two blocks from Aspen's downtown commercial core you can 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
\$2,875,000 Furnished

Assay Hill Lodge | 130 WOOD ROAD #717 & #719 | SNOWMASS VILLAGE

Residence 717/719 is your gateway to the ultimate ski-in/ski-out experience at Snowmass Village's premier luxury resort. This spacious residence is filled with natural light and features a private deck that offers breathtaking views of the Snowmass Ski Area. Step inside and be greeted by an open-concept layout, where a two-sided gas fireplace creates a warm and inviting atmosphere. Indulge in world-class resort amenities and services, including a magnificent 7,000 sq. ft. spa inspired by Ute Indian culture, a year-round pool terrace, and café, exceptional food and beverage venues offering 24-hour room service, ski valet, a dedicated concierge, and a fully equipped fitness center.

2 BD | 2 BA | 973 SF | \$2,250,000 Furnished



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 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!



Washington, DC | 2727 Q Street NW
Michael Rankin | TTR Sotheby's International Realty

8 BD | 7.5 BA | 8,225 SF | .23 AC | \$13,950,000



Malibu, CA | 31721 Sea Level Drive
Shen Schulz | Sotheby's International Realty - Malibu

4 BD | 6 BA | 4,716 SF | \$18,500,000



Dallas, TX | 9630 Inwood Road
Faisal Halum | Briggs Freeman Sotheby's International Realty

4 BD | 6 BA | 7,144 SF | .986 AC | \$6,425,000



Palo Alto, CA | 1527 Waverley Street
Michael Dreyfus | Golden Gate Sotheby's International Realty

4 BD | 3 Full, 3 Half BA | 5,575 SF | .46 AC | \$6,425,000

Over \$200 million sold or contracted in 2022.

1020 Carroll Drive, \$39,000,000



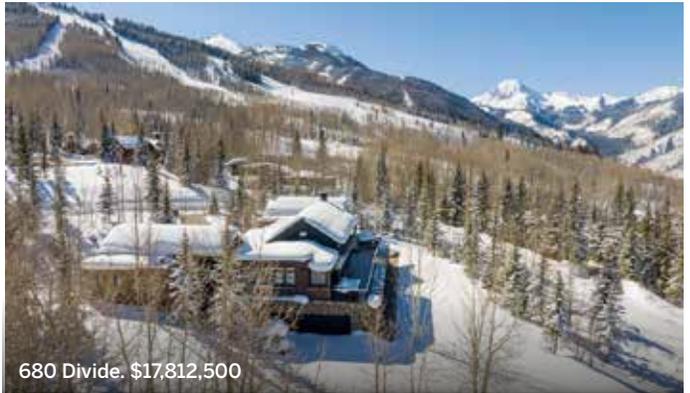
926 Willoughby, \$35,000,000



1500 Ute Avenue | \$35,000,000



602 Eppley, \$19,000,000



680 Divide, \$17,812,500



3333 Snowmass Creek, \$12,510,000



1180 Horse Ranch, \$10,432,000



174 Twining Flats | \$8,600,000



1205 Red Butte, \$8,125,000



1540 Silver King, \$6,650,000



500 Sinclair Road, \$6,272,500



1093 Callicotte, \$3,500,000



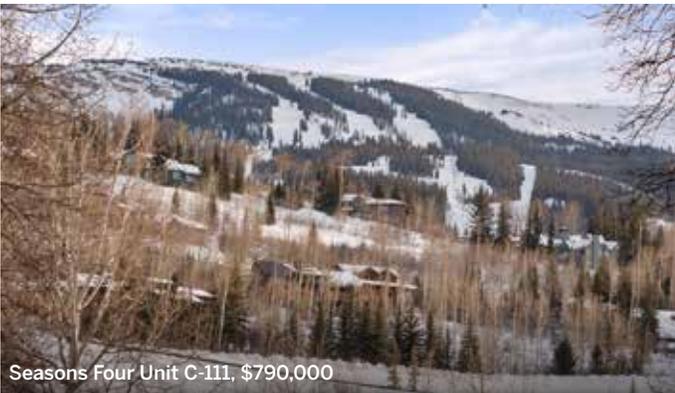
63 Buffalo Lane, \$2,075,000



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

 **CHRIS KLUG**
PROPERTIES

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Merry Go Ranch was one of the first properties built on Mclain Flats and has been held in the same family for almost 40 years. Senior waters rights with 124 shares from the Salvation Ditch transform 21.3 flat, useable acres into manicured lawns and pastures. Over 600 mature spruce, aspen and cottonwood trees line the entrance and perimeter. Above the barn is plenty of storage for equipment and off-road toys. A separate 1,609 SF 2-bedroom deed-restricted EDU with 2-car garage is perfect for an on-site caretaker. Envision coming home to a 9,150 SF contemporary main house with open concept living, floor-to-ceiling glass with panoramic south facing views from every space, a state-of-the-art theatre, wine room, executive offices and a spacious main level primary suite.

Main House: 8 BD, 8.5 BA | 9,150 SF | 21.38 AC
EDU: 2 BD | 1 BA | 1,609 SF | \$46,000,000