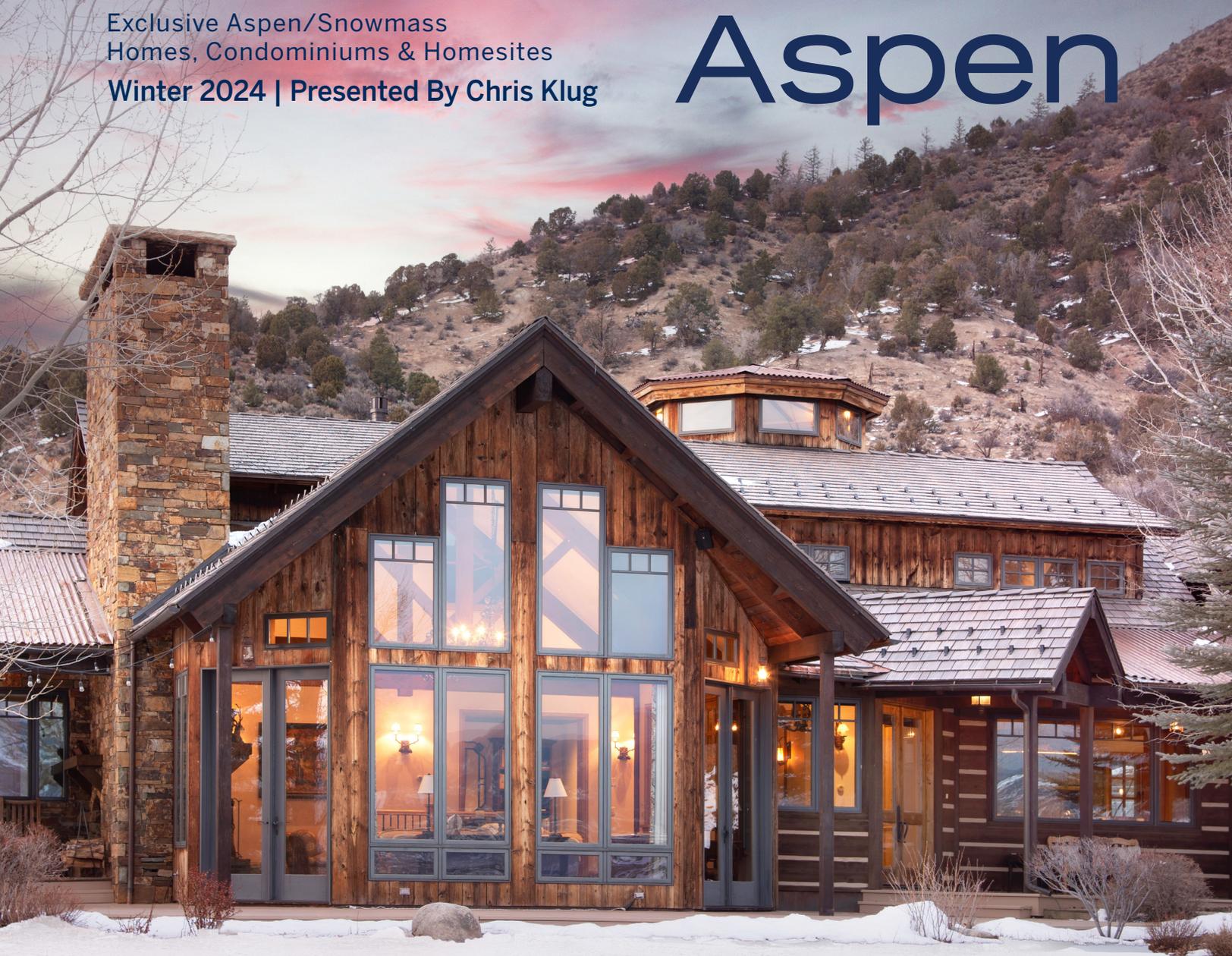


LIVING

Aspen

Exclusive Aspen/Snowmass
Homes, Condominiums & Homesites
Winter 2024 | Presented By Chris Klug



ThreePondsRanch.com



 **CHRIS KLUG**
PROPERTIES

Aspen
Snowmass

Sotheby's
INTERNATIONAL REALTY

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

WELCOME TO THE 2024 WINTER EDITION OF
Living Aspen Magazine



Summit For Life 2023 , Aspen Mountain

I hope this letter finds you well, relishing the winter magic of Aspen Snowmass. In these pages, we proudly present Klug Properties' exclusive collection of the finest luxury residences in the Roaring Fork Valley - each a testament to the unique beauty and lifestyle synonymous with Aspen Snowmass.

This winter promises a wealth of excitement, from the unveiling of 153 acres of new Hero's terrain on Aspen Mountain to the adrenaline-packed Winter X Games, the return of World Cup Ski Racing, and the soul-stirring notes of the Palm Tree Music Festival. Whether you're tackling the Power of Four or reveling in the Spring Jam festivities at Snowmass, the season ahead offers an abundance of opportunities to immerse yourself in the mountain lifestyle. Reflecting on 2023, Aspen Snowmass real estate maintained its strength with a seller's market, low inventory, and robust demand. New County restrictions, constrained City demo permits, a protracted permitting process, and escalating construction costs collectively intensified the market dynamics. The upper end continued to drive the market with record-breaking sales—a trend that reinforces Aspen Snowmass as a premier real estate destination. Klug Properties, driven by our commitment to precise pricing, impeccable staging, and an unparalleled digital and print

marketing platform supported by Sotheby's International Realty, has consistently delivered exceptional results. Over the past three years, we've proudly assisted our clients in transactions totaling over \$700 million—an achievement that underscores our dedication and expertise.

Now is the opportune time to secure your dream property in Aspen Snowmass. With limited land surrounded by the White River National Forest, investing here promises enduring long-term value. I feel privileged to call Aspen Snowmass home, where our community thrives on culinary delights, cultural and recreational opportunities, and unparalleled access to nature's wonders. The essence of the Aspen Idea, nurturing mind, body, and spirit in the mountains, remains the cornerstone of our vibrant community.

For a complimentary property analysis or any assistance, please reach out. As a dedicated market observer and full-time resident, I'm here to provide the expertise and support you need. Let's connect and make the most of this remarkable winter season together. Wishing you a winter filled with powder turns, health, and happiness.

Warm regards,

Chris Klug

Three Ponds Ranch

WOODY CREEK | 725 ASPEN VALLEY DOWNS ROAD | ASPEN VALLEY DOWNS

ThreePondsRanch.com

MOUNTAIN ELEGANCE, BREATHTAKING VIEWS, AND EXCEPTIONAL AMENITIES.

Nestled in a private south-facing 15.3-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. The main house, a custom-built mountain retreat, is a testament to exquisite craftsmanship. Complementing the main house is a detached guest house with walk-out decks from all bedrooms that's perched above a remarkable 8-car heated garage. 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

- **MAIN HOUSE**
5 BD | 5 Full, 1 Half BA | 7,353 SF | 3-Car Garage
- **GUEST HOUSE:**
3 BR | 3 BA | 1,440 SF | 8-CAR Garage
- **\$17,900,000**



Two Adjoining West End Properties

ASPEN | 210 & 212 WEST FRANCIS STREET | WEST END

WestFrancisAspen.com



DISCOVER YOUR VISION, CRAFT YOUR LEGACY, AND SECURE YOUR FUTURE.

Situated in Aspen's coveted West End, these two adjoining 6,000 SF properties offer a glimpse of your Aspen dream. Two City of Aspen demo permit allocations have been secured for both properties, of which only six are granted each year, laying the foundation for the creation of the next great West End masterpiece. Situated between the 40-acre Aspen Institute Campus and downtown Aspen's finest shops and restaurants, it is the perfect harmony of convenience and tranquility. Embrace a lifestyle where you'll never need your car. Located in the A+ West End, just a one-block stroll from the Red Brick Center for the Arts and a leisurely five-block walk to the iconic Hotel Jerome. Experience the sublime brilliance of Aspen with south-facing views of Aspen Mountain. When you prioritize convenience, walkability, breathtaking views, and an unrivaled quality of life, 210 & 212 W. Francis beckons you to make them your own.

- 7 BEDS | 6 FULL BATHS | 3,684 SF
- TWO ADJOINING 6,000 SF LOTS
- \$22,500,000





Quiet, Contemporary Downtown Home

ASPEN | 926 WEST FRANCIS STREET | WEST END

926WestFrancis.com

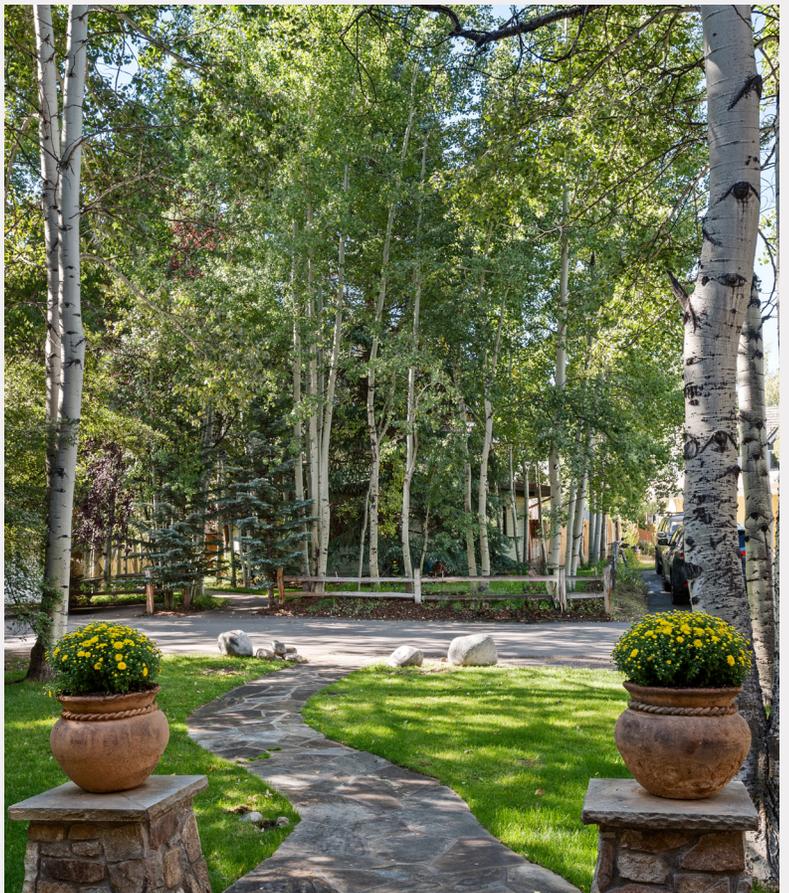


**BLOCKS FROM THE ASPEN INSTITUTE,
THE MUSIC TENT, AND ASPEN MEADOWS.**

This remodeled, contemporary home features a snowmelt front entry walkway that winds through the beautifully landscaped sodded front yard with perennial and annual flowers. Enjoy southfacing light and mountain views from the large open-concept great room, a fully equipped chef's kitchen with direct patio access, a spacious entry-level master suite, an upper-level en suite guest bedroom with Red Butte and downvalley views and a lower-level family room. The snowmelt west patio with a hot tub is accessed off the great room and kitchen. Never search for parking with a two-car garage and two more parking spaces to the side of the garage. Stroll or cruise on your townie to the downtown core or hop on the free RFTA bus.

- 5 BD | 4 FULL, 2 HALF BA | 5,105 SF
- \$12,500,000





One of Aspen's Last Ski-Accessible Lots

ASPEN | TBD EXHIBITION LANE | ASPEN HIGHLANDS

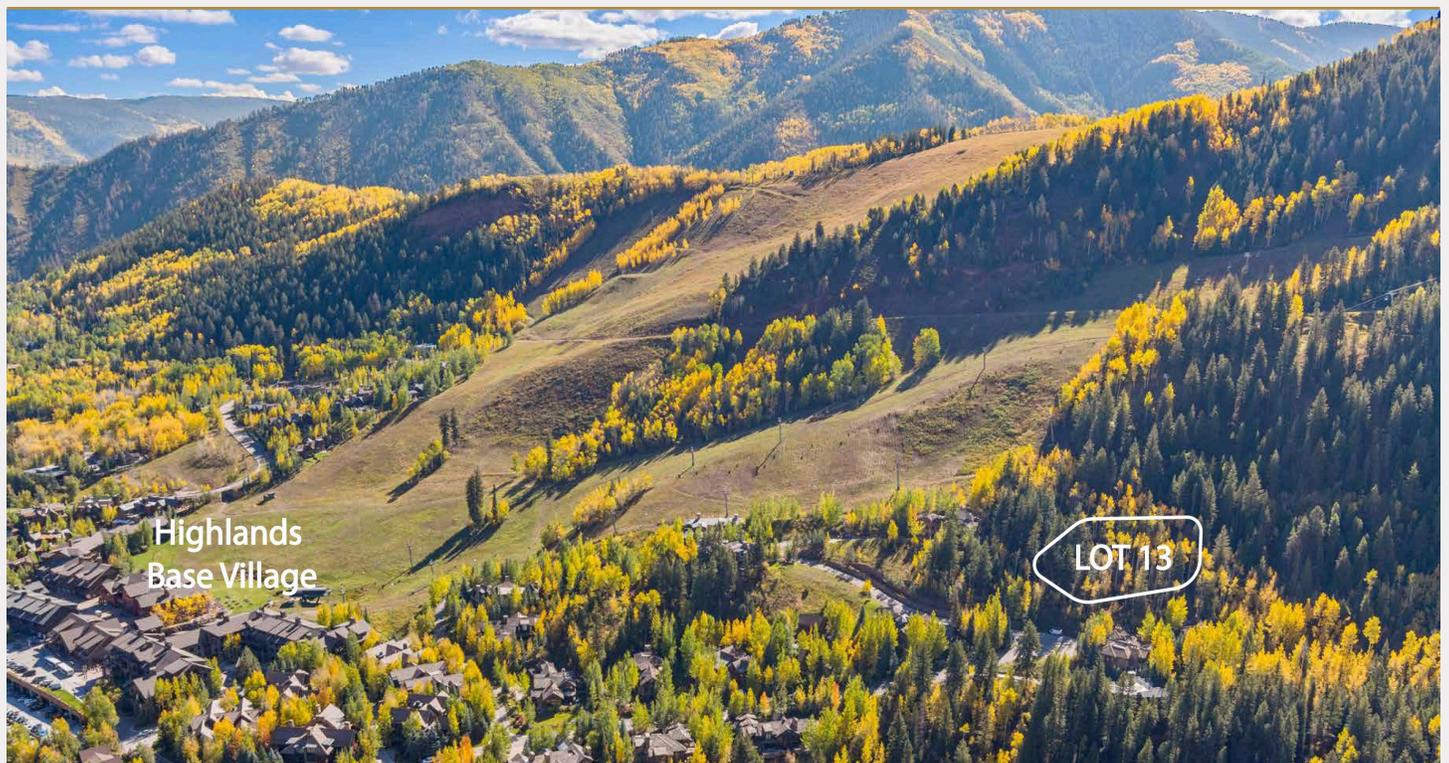
AspenHighlandsLot13.com



A RARE OPPORTUNITY TO DEVELOP A TROPHY HOME AT ASPEN HIGHLANDS.

Situated at the highest point in Aspen Highlands, this mountainside homesite features spectacular views of the Tiehack cliffs, West Willow and a private mountain meadow. The owner by right is permitted to build a 9,000 SF home plus garage. The lot is located less than a mile from the Aspen schools and Recreation Center, an easy walk or bike to downtown or Aspen Country Day School, and favorable access to the Maroon Bells wilderness. It is unmatched for convenience, privacy, recreation, and livability. Owners enjoy unlimited complimentary taxi service to and from the Aspen airport and downtown Aspen, in addition to Ritz Carlton Club privileges (health club, spa, pool). Utility hookups are paid and in place, and there is no affordable housing mitigation required.

• .9 AC Homesite | \$6,175,000



Finish the Dream; It's Now Even Closer!

CARBONDALE | 102 BLUE CREEK TRAIL | MISSOURI HEIGHTS

102BlueCreekTrail.com



EMBARK ON THE FINAL TOUCHES TO CREATE YOUR DREAM HOME.

This remarkable Red Mountain-level contemporary home is undergoing a 100% remodel. Since originally offered, about \$400,000 in improvements have been completed this fall including a new 4-layer exterior stucco application. The amenities cater to the wellness enthusiast, who leads an active lifestyle, featuring a gym or golf simulator, an inviting pool option, a hot tub spa, a sauna, and a media/entertainment room. The main-level primary suite and adjacent executive office allows for effortless single-level living. The lower level of the home becomes your playground, offering a variety of enjoyable activities. A separate ADU suite is perfect for long-term guests, a nanny, or an on-site caretaker. This masterpiece is a canvas of designer excellence, inviting the discerning buyer to add their personal touch and turn their vision into reality, guided by an experienced professional contractor.

- 5 BD | 6 Full, 1 Half BA | 9,908 SF | 3.37 AC
- \$5,950,000



Exquisite, Fully Upgraded, Top-Floor Gem

ASPEN | 610 S WEST END STREET, UNIT B-202 | THE GANT

TheGantB202.com



EVERY DETAIL IS CAREFULLY CURATED TO ELEVATE YOUR ASPEN EXPERIENCE.

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 exclusive southwest-facing mountain views. 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 and crosscut wood flooring and reclaimed barn wood accents add a touch of rustic elegance. Gant amenities, include a conference facility with Pepperjack's Cafe, a well-equipped gym, two pool areas with hot tubs, and a fire pit. Enhance your Aspen lifestyle with additional services including front desk and concierge, daily housekeeping, in-house rental management, and a convenient shuttle.

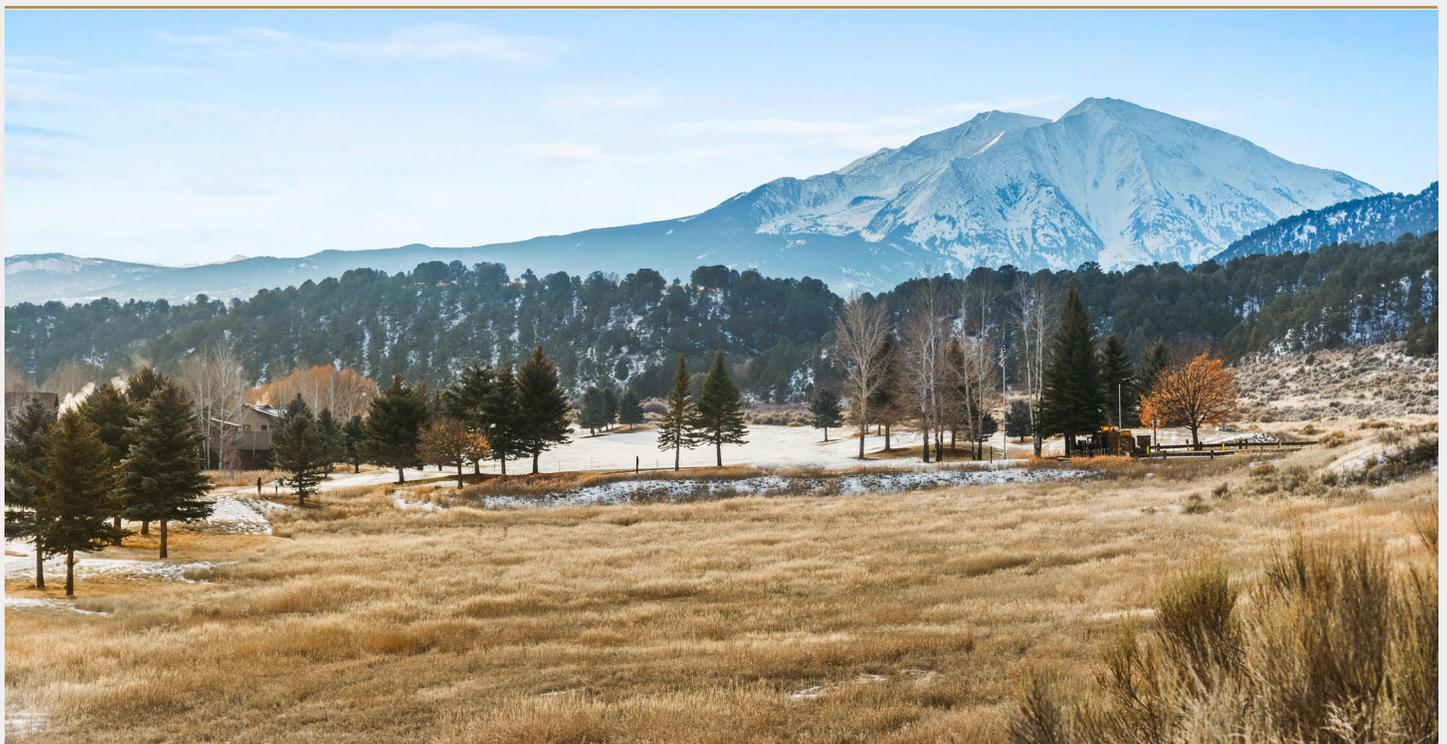
- 2 BD | 2 Full BA | 975 SF
- \$4,200,000 Furnished



A Unique & Authentic Mountain Lifestyle

CARBONDALE | TBD BALD EAGLE WAY | THE SAGES AT ASPEN GLEN

TheSagesatAspenGlen.com



SITUATED ALONG THE THIRD FAIRWAY OF THE JACK NICKLAUS GOLF COURSE.

The Sages at Aspen Glen is an extraordinary opportunity to develop a 4.24-acre parcel within the gated community of Aspen Glen. With preliminary approval for 10 single-family homes from Garfield County, the possibilities extend to include multi-family residences. Capture the essence of living against the stunning backdrop of Mt. Sopris and Mushroom Rock, with all-day sunshine gracing this picturesque location. Aspen Glen's diverse amenities cater to all seasons. From cross-country skiing and snowshoeing in winter to golfing in warmer months. Within the community, an Olympic-sized swimming pool, a modern gym, tennis with pickleball, and Gold Medal fly-fishing add to the richness of daily life.

- **4.24 AC Parcel | \$2,149,000**
- **Preliminary approval for 10 single-family homes**

Discover the Allure of Snowmass Village

SNOWMASS VILLAGE | 351 MEADOW ROAD | MELTON RANCH

MeadowRoadSnowmass.com



CHARMING FAMILY HOME IN THE HIGHLY REGARDED ASPEN SCHOOL DISTRICT.

This home, in the coveted Melton Ranch neighborhood, offers an expansive stone backyard private patio with a gas fire pit and brand-new Bullfrog hot tub. The large mudroom/laundry room provides a convenient transition from the spacious two-car garage and adjacent workshop. A wood-burning fireplace sets the stage for cozy gatherings in the living and dining rooms. The exciting prospect of a 1,100 SF expansion is in the works. It will include a main-level primary suite and an expanded open-concept living area, complete with a two-sided gas fireplace. Delight in the proximity of the Rim Trail, the convenience of the skier shuttle and school bus and the opportunity to walk to the Jazz Aspen Snowmass Labor Day Festival next summer.

- 5 BD | 2 Full, 1 Half Bath | 2,166 SF | .5 AC
- \$4,150,000





10

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. 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 and in 2023 over \$170 million.



2. 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.



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 through Chris Klug Foundation and other local non-profits that we support.



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

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.

7. The ASSIR Advantage

192 Aspen Snowmass Sotheby's International Realty Brokers in 12 offices throughout the Roaring Fork Valley with a 28% market share averaged between Aspen and Snowmass in 2023. 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, youtube.com/klugproperties, and 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, 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 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!



5 BD | 6 Full, 4 Half BA | 30,000 SF | 15 AC | \$34,900,000

Potomac, MD | 11900 River Road
Michael Rankin | TTR Sotheby's International Realty



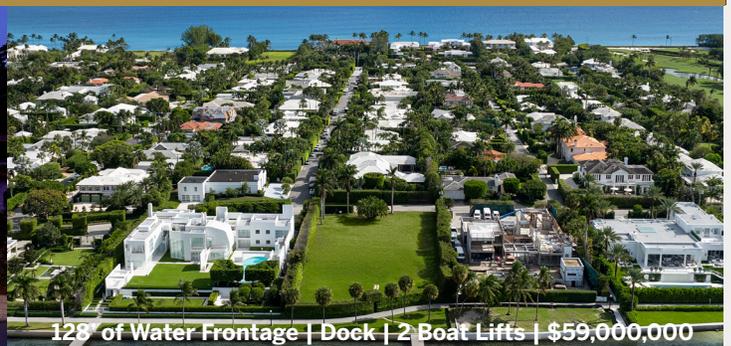
5 BD | 7 Full, 1 Half BA | 9,264 SF | 70.4 AC | \$7,995,000

Placerville, CO | 280 Sage Grouse North
Dan Dockray | LIV Sotheby's International Realty



4 BD | 4 Full, 1 Half BA | 3,150 SF | 0.1 AC | \$15,500,000

Carmel-By-The-Sea, CA | SE Corner of Scenic & 9th
Jessica Canning | Canning Properties Group



128' of Water Frontage | Dock | 2 Boat Lifts | \$59,000,000

Palm Beach, FL | 940 North Lake Way
Todd & Frances Peter | Sotheby's International Realty

Almost \$200 Million Sold or Contracted in 2023



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



1500 Ute Avenue | \$35,000,000



680 Divide Drive | \$17,812,500



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



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



174 Twining Flats Road | \$8,600,000



155 Forrest Lane | \$6,500,000



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



94 Sinclair Lane | \$4,800,000



Villas of Aspen #11 | \$3,895,000



178 Ponderosa Pass | \$3,140,754



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



Electric Pass Lodge #501 | \$2,800,000



1200 Sunset Lane | \$1,725,000



Capitol Peak Lodge #3316 | \$1,085,000



40058 O Road | \$1,000,000



Integrity, Commitment, Success

Chris Klug 970.948.7055 | Chris@KlugProperties.com

KlugProperties.com | @KlugProperties



970.948.7055 | Chris@KlugProperties.com

What Our Clients Are Saying About Us...



The Klug Properties Team
Eric Abrahamovich, Chris Klug, Dylan Braun



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.



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.

Unrivaled results, every time.

#1

Real Estate Brokerage in the Roaring Fork Valley

20 years

Assisting more sellers and buyers with their
real estate needs than any other brokerage

28%

Real Estate Brokerage Market Share in the Roaring Fork Valley in 2023

2x

The market share of our next competitor

225

Exclusive luxury rental listings between Aspen,
Snowmass, and Basalt

192

Hand-picked brokers who set the bar in market
knowledge, experience and unparalleled customer service

Three Ponds Ranch

WOODY CREEK | 725 ASPEN VALLEY DOWNS ROAD | ASPEN VALLEY DOWNS

ThreePondsRanch.com (See Page 3)

