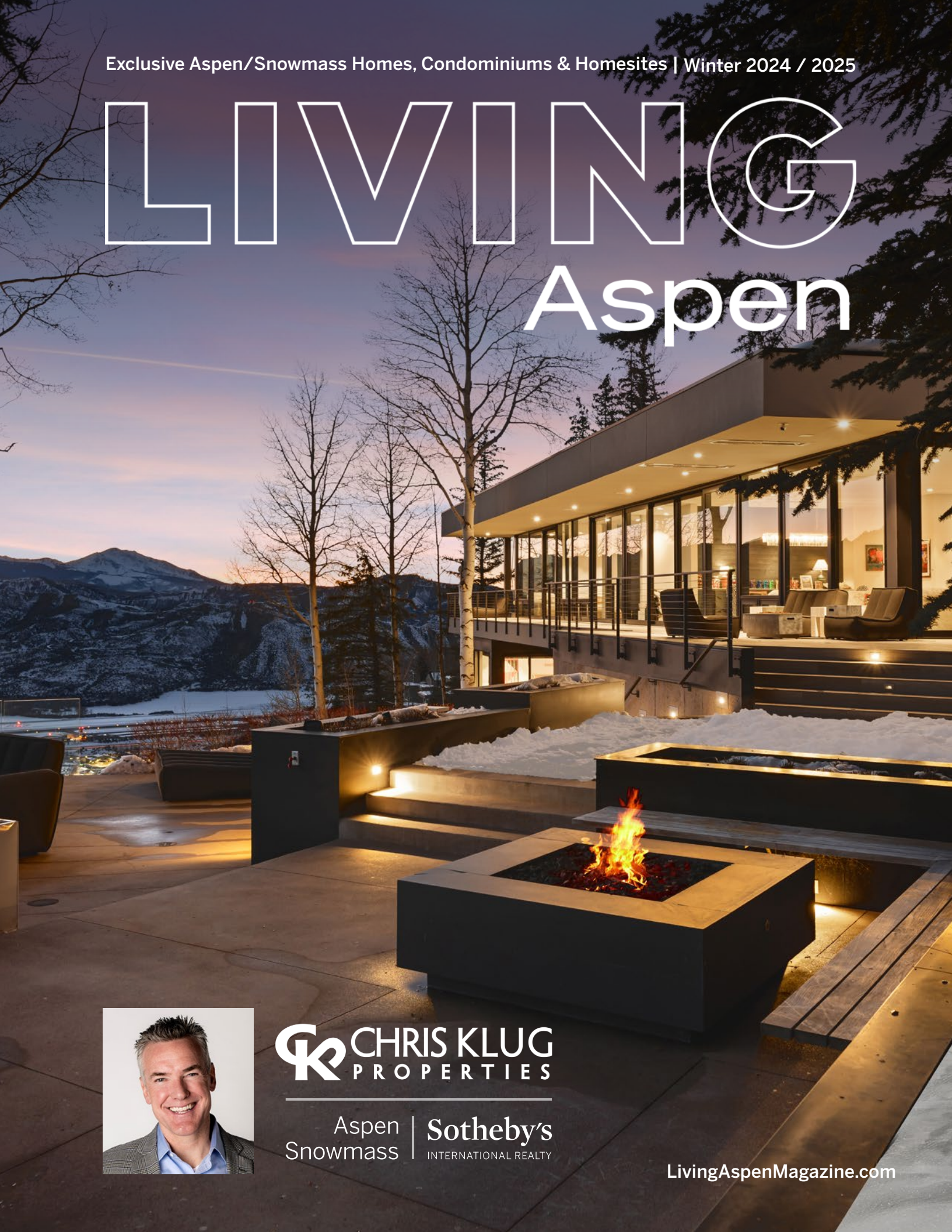


Exclusive Aspen/Snowmass Homes, Condominiums & Homesites | Winter 2024 / 2025

LIVING Aspen



CHRIS KLUG
PROPERTIES

Aspen | Sotheby's
Snowmass | INTERNATIONAL REALTY

LivingAspenMagazine.com

WELCOME TO THE 2024/2025 WINTER EDITION OF
Living Aspen Magazine



I hope this issue finds you embracing the magic of winter in Aspen Snowmass. I am proud to share our Klug Properties winter collection, showcasing the finest luxury properties in the Roaring Fork Valley.

Aspen Snowmass remains a strong seller's market, driven by high demand and historically low inventory. While inventory is gradually increasing, it's still about half of pre-pandemic levels. 2024 mirrors 2023, with Aspen already recording six sales over \$50 million, including a record-breaking \$108 million sale on Lower Red Mountain. With limited land surrounded by the White River National Forest, opportunities to own in Aspen Snowmass are rare and rewarding. This vibrant community blends world-class dining, culture, recreation, and the timeless Aspen Idea of nurturing mind, body, and spirit.

At Klug Properties, we're committed to accurate pricing, expert staging, and unmatched marketing through Sotheby's International Realty. With over \$1 billion in transactions in the past 15 years, we deliver results. If you'd like an in-depth property analysis or personalized assistance, I'm here to help. Wishing you a winter filled with joy, adventure, and success. Let's connect and make this season unforgettable.

– *Chris Klug*

[KLUGPROPERTIES.COM](https://klugproperties.com)

970.948.7055 | CHRIS@KLUGPROPERTIES.COM

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



Modern Masterpiece from Studio B Architects

ASPEN | 602 EPPLEY DRIVE

Discover the coolest house in Aspen with the best views! This exceptional contemporary home designed by Studio B Architects is cantilevered over Aspen, offering breathtaking south-facing views from New York Peak on Independence Pass to Mt. Sopris down valley, including all four ski resorts, Pyramid Peak, and Capital Peak. The whole upper level seamlessly integrates indoor and outdoor spaces with expansive sliding glass doors and floor-to-ceiling windows in every room, leading to a 100+ foot snowmelt infrared heated balcony and tiered patios. Enjoy the built-in outdoor kitchen, two beverage fridges, two gas fire pits, and a sunken hot tub, all while taking in stunning views of Aspen, especially magical at night.

4 BD | 4 FULL, 2 HALF BA | 4,927 SF | 5.33 AC
\$27,900,000

602EPPLEY.COM



970.948.7055 | Chris@KlugProperties.com



The Last of its Kind



STARWOOD | 401 CARROLL DRIVE

An unparalleled luxury estate in Aspen's exclusive Starwood community. Crafted by Whitecap Design 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

401CARROLLDRIVE.COM

STARWOOD | 401 CARROLL DRIVE





Flying Dog Ranch West



CARBONDALE | 1625 PRINCE CREEK ROAD

Introducing Flying Dog Ranch West, a 229.5-acre legacy ranch situated at the foot of Mt. Sopris, just 3.5 miles from Carbondale and 29 miles from Aspen. This exceptional property offers unmatched privacy and stunning 180-degree panoramic views, making it an ideal choice for a private retreat, family compound, or horse ranch. With its rich history, water rights, and abundant wildlife, this property provides limitless opportunities to design your ideal lifestyle. Surrounded by conserved lands, the privacy and views of the ranch are protected in perpetuity, ensuring a tranquil and secluded environment. A 9,600 sq. ft. barn or events venue with a CrossFit gym is permitted for up to 40 events each year, along with an adjacent parking area for 75 cars.

11 BD | 8 FULL, 3 HALF BA | 7,824 SF | 229.50 AC
\$24,500,000

FLYINGDOGRANCHWEST.COM



CARBONDALE | 1625 PRINCE CREEK ROAD





Parcel 4, Johnson's Up-on-Top Mesa, Cloud Rock



MOAB, UTAH | CLOUD ROCK

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 Parcel 4 at Johnson's Up-On-Top Mesa, an 83-acre parcel suitable for a hamlet of luxury homes, a 5-star spa & resort hotel, or a single-family wilderness compound.



**83 ACRES, SINGLE-FAMILY, MULTI-FAMILY, AND
COMMERCIAL USES APPROVED**
\$20,000,000

MOABCLOUDROCK.COM



Riverside Serenity in Castle Creek

ASPEN | 9888 CASTLE CREEK ROAD

A pristine 7.42-acre alpine haven with Castle Creek flowing through its heart. This peaceful mountain sanctuary allows you to immerse yourself in nature, surrounded by the gentle sounds of the creek and the local wildlife. The home boasts an open great room, accented by hand-scraped beams and a wood-burning fireplace, that walks out to an expansive sun-soaked south-facing custom snowmelt stone patio, which centers around a welcoming gas fire pit, ideal for relaxing and taking in stunning mountain views of the Ashcroft Amphitheatre. A clean, minimalist aesthetic characterizes the completely remodeled home, featuring designer fixtures, plaster walls, and wide plank Walnut flooring.

4 BD | 5 BA | 4,946 SF | 7.42 AC
\$13,900,000

[9888CASTLECREEK.COM](https://www.9888castlecreek.com)



970.948.7055 | Chris@KlugProperties.com



West End Haven



ASPEN | 926 WEST FRANCIS STREET

926 W Francis offers the best value in Aspen's coveted West End for a contemporary remodeled 5-bedroom home steps from the Aspen Institute, Benedict Music Tent, Aspen Meadows Resort campus with tennis and pickle ball, and the 8th Street bus stop ready to take you to all four Aspen Snowmass mountains. A flat sodded yard, snowmelt walkway, and mature landscaping complete a pleasant arrival experience, inviting you to enjoy the Aspen lifestyle from one of the most desired, central locations between Aspen's Crown Jewel, Aspen Mountain, and the local's favorite, Aspen Highlands. Enjoy south-facing light and mountain views from the large open-concept great room with a clean, modern Greg Tankersley design that's ideal for entertaining.

5 BD | 4 FULL, 2 HALF BA | 5,105 SF
\$11,600,000 PARTIALLY FURNISHED

[926WESTFRANCIS.COM](https://www.926WESTFRANCIS.COM)



Ski-in/Ski-out Maroon Creek Homesite

ASPEN | TBD TIEHACK ROAD

Discover Maroon Creek Lot 16, an exclusive 2.3-acre ski-in ski-out property at Tiehack, boasting the closest driveway to the Tiehack Express Lift. This south-facing site enjoys abundant sunshine and panoramic views of Aspen Mountain, Red Mountain, and Highlands Ski Area. The property is vested for a 14,000 sq. ft. residence without TDRs, exempt from affordable housing fees, and unaffected by new Pitkin County regulations as it lies within Aspen's jurisdiction. Renowned architect Tom Kundig is directly involved in the current project that is ready for permit submission and can be scaled up in size or modified by the team at Olson Kundig pending a contract with a buyer.



**2.38 AC, VESTED RIGHTS TO BUILD 14,000 SF
WITHOUT TDRS**
\$11,500,000



MAROONCREEKASPEN.COM

970.948.7055 | Chris@KlugProperties.com



Mountain Modern Snowmass Ski Home



SNOWMASS VILLAGE | 177 STELLAR LANE

Situated on a generous .73-acre plot, this cool contemporary home defines mountain living. The large, flat, sodded backyard field surrounded by mature aspen groves creates a rare outdoor haven in Snowmass Village. Embark on adventures with direct walk-out access to the Tom Blake single-track trail steps away—a portal to exploration right from your backyard. The open space beneath the house not only provides a haven for local wildlife but also guarantees a tranquil environment. Ski enthusiasts will appreciate the convenience of walk-out/ski-in access, with Elk Camp and Two Creeks accessible via Powerline and Eddy Out trails.

3 BEDS + LOFT | 4 BATHS | 4,417 SF | .73 AC
\$6,950,000



177STELLARLANE.COM



One of Aspen's Last Ski-Accessible Lots

ASPEN HIGHLANDS | TBD EXHIBITION LANE

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 boasts spectacular views of the Tiehack cliffs and W. Willow and a private mountain meadow. The owner by right is permitted to build a 9,000 square foot home plus garage. Less than a mile to 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 area make this location unmatched for convenience, privacy, recreation, and livability. The property includes access to the Ritz Carlton pool, gym, and spa.

VACANT LOT OF 0.9 AC, SKI-IN/WALK-OUT
\$5,995,000

Co-Listed with Craig Morris

ASPENHIGHLANDSLOT13.COM



970.948.7055 | Chris@KlugProperties.com



Riverfront Retreat in Woody Creek



WOODY CREEK | 253 LIBERTY LANE

Situated on a private two-acre riverfront property in Woody Creek, 253 Liberty Lane is a charming three-bedroom, three-bathroom sportsman's paradise, ideally located along the Roaring Fork River. Accessible via a private drive, this delightful retreat offers breathtaking south-facing views and exclusive fly-fishing access right at your doorstep. The upper level features a welcoming open-concept kitchen, living, and dining area that extends onto a wrap-around deck—perfect for enjoying the tranquil sights and sounds of the river. A cozy wood-burning stove adds warmth to the great room, creating an inviting gathering space.



3 BD | 3 FULL BA | 2,473 SF | 2 AC
\$5,900,000

WOODYCREEKRIVERFRONT.COM



Custom Mountain Masterpiece

CARBONDALE | 102 BLUE CREEK TRAIL

This remarkable Aspen-quality custom remodel is closer than ever to completion with over \$650,000 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, and plywood substrate installation on the main level, and the installation of two brand-new Lochinvar 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

102BLUECREEKTRAIL.COM



970.948.7055 | Chris@KlugProperties.com

ASPEN |
610 S. WEST END STREET,
UNIT B202



The Gant



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 views of iconic Aspen Mountain landmarks such as the Silver Queen Gondola, Little Nell, Silver Rush, and Trainers Ridge. Revel in the peaceful ambiance as you overlook the common pool and hot tub areas.

2 BD | 2 FULL BA | 975 SF
\$3,995,000

THEGANTB202.COM



ASPEN |
617 E. COOPER AVENUE,
UNIT 102

Aspen Square

A southeast corner, ground floor Aspen Square Condominium boasting an unbeatable downtown Aspen location. Enjoy stunning views up S. Aspen Street towards Little Nell from the spacious great room, flooded with natural light thanks to additional east-facing windows. Experience the beauty of Aspen Mountain through full-length double sliding glass doors in the great room and dining area.

2 BD | 2 FULL BA | 836 SF
\$3,500,000

ASPENSQUARECONDO.COM

970.948.7055 | Chris@KlugProperties.com

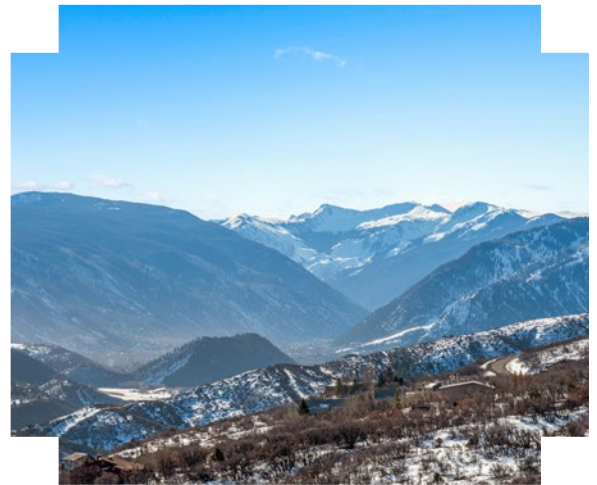




Endless views atop Brush Creek Village

ASPEN | TBD MEDICINE BOW ROAD

A secluded 2.5-acre estate property located at the top of Medicine Bow Road and bordering Wildcat Ranch, this mountaintop haven offers serene vistas unobstructed by neighboring structures. Embrace the natural beauty with a predominant south and east orientation, revealing captivating scenes of Independence Pass and the Continental Divide. Crafted by the esteemed Willis Pember Architects, Inc., envision a 5,750 sq. ft. contemporary mountain retreat inspired by the rustic charm of old ranch settlements, boasting individual buildings arranged to create inviting outdoor settings and spaces in between the structures.



2.5-ACRE LOT PERCHED ATOP BRUSH CREEK VILLAGE
\$2,995,000



TOPOFMEDICINEBOW.COM

970.948.7055 | Chris@KlugProperties.com

SNOWMASS VILLAGE |
HAYDEN LODGE,
UNIT 2303



Hayden Lodge



This exclusive top-floor condo, the sole available unit at Hayden Lodge in Snowmass Base Village, offers unparalleled convenience for ski and snowboarding enthusiasts. Step out your door, grab your gear from the ski locker, and effortlessly reach the Village Express Chairlift & Elk Camp Gondola for a day on the slopes.

1 BD | 2 FULL BA | 1,018 SF
\$2,250,000

HAYDENLODGESNOWMASS.COM



SNOWMASS VILLAGE |
CRESTWOOD H-2212

Crestwood Condo

A fully remodeled Crestwood condo, completed in December 2023, featuring a clean contemporary style with all-new finishes and fixtures. This corner unit offers an expansive wrap-around covered patio with southwest views of the Rim Trail and Wildcat, overlooking a cascading stream - perfect for sunset evenings and après ski gatherings.

2 BD | 2 FULL BA | 1,008 SF
\$2,200,000



CRESTWOODSNOWMASS.COM

970.948.7055 | Chris@KlugProperties.com

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.

Over a Billion Dollars in Transactions

2024 Sales



725 Aspen Valley Downs
\$22,875,000



210 & 212 W. Francis
\$20,000,000



302 Park Avenue
\$19,900,000



1481 Sierra Vista Drive
\$12,200,000



TBD Eagle Pines
\$8,750,000



1021 Horse Ranch
\$5,475,000



747 S. Galena Street #230/330
\$4,950,000



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

Over a Billion Dollars in Transactions

2024 Sales



351 Meadow Road
\$3,700,000



102 Evans Road #103
\$2,090,000



TBD Bald Eagle Way
\$2,000,000



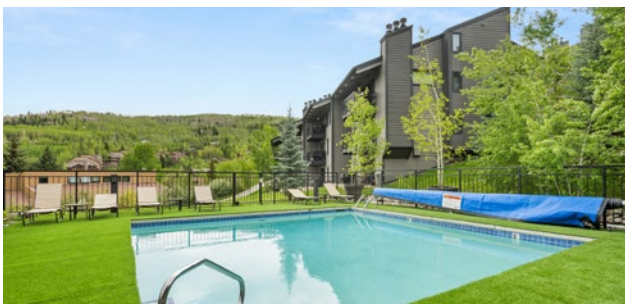
120 Carriage Way #2303
\$1,595,000



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



35 Lower Woodbridge #E-120
\$1,450,000



55 Upper Woodbridge #B2
\$1,360,000



28 Widget Street #411
\$989,000



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.**

Sotheby's International Realty Market Leaders

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



MARKET
LEADERS

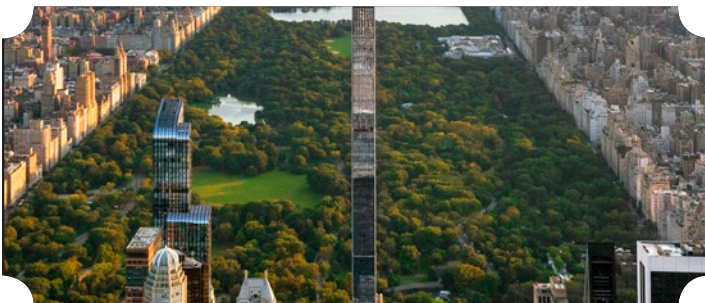
I am honored to be an esteemed member of the exclusive Sotheby's International Realty Market Leaders Group, which stands as the first and only global agent association of its kind. Comprising some of the industry's most accomplished agents across the world's most prestigious destinations, this distinguished 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 | 6 Full, 1 Half BA | .4 AC | Price Upon Request
Austin, TX | 4904 Tortuga Place
Kumara Wilcoxon | Kuper Sotheby's International Realty



4 BD | 4 Full BA | 3,550 SF | .54 AC | \$15,750,000
Kihei, HI | 4406 Makena Road, Unit B
Ryan MacLaughlin | Island Sotheby's International Realty



Multiple Options | \$12,500,000 to \$56,000,000
New York, NY | 111 West 57th Street
Nikki Field | The Field Team, Sotheby's



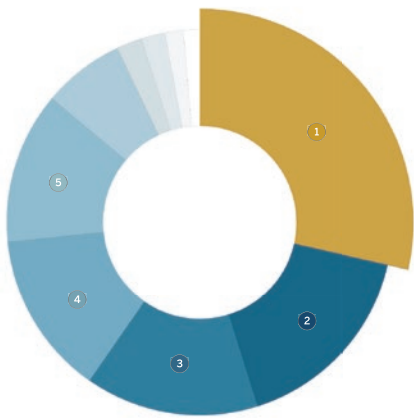
4 BD | 4 Full, 1 Half BA | 4,500 SF | .16 AC | \$13,900,000
Palm Beach, FL | 236 Pendleton Avenue
Todd and Frances Peter | Sotheby's International Realty

Market Share

ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY

Local Market Dominance

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

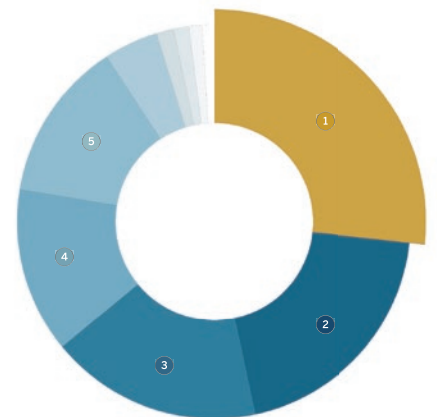


Top 10 Companies	Sides	\$ Volume	Market Share
1 Aspen Snowmass Sotheby's International Realty	487.5	\$1,385,759,825	21.57%
2 Compass Colorado	185.5	\$806,166,008	12.55%
3 Coldwell Banker Mason Morse	328	\$706,454,308	11%
4 Douglas Elliman Real Estate	97.5	\$665,132,533	10.35%
5 Christie's International Real Estate	98.5	\$619,438,850	9.64%
6 ENGEL & VOLKERS	149	\$332,812,195	5.18%
7 Hall and Hall Partners	3	\$103,150,000	1.61%
8 Slifer Smith & Frampton	92.5	\$97,782,995	1.52%
9 The Property Shop	111.5	75,397,952	1.17%
10 Property Professionals	170.5	65,764,023	1.02%
All Others	1753.5	\$1,559,774,575	24.39%

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	48	\$789,859,500	25.17%
2 Compass Colorado	38.5	\$588,957,500	18.77%
3 Douglas Elliman Real Estate	20	\$514,650,000	16.4%
4 Coldwell Banker Mason Morse	25	\$402,112,000	12.82%
5 Christie's International Real Estate	30	\$390,120,000	12.43%
6 ENGEL & VOLKERS	11	\$131,870,000	4.2%
7 The Agency Aspen	2	\$42,150,000	1.34%
8 Aspen International Properties	2	\$37,095,000	1.18%
9 Aspen Luxury Sales	2	\$32,000,000	1.02%
10 Whitman Fine Properties	3	\$29,100,000	0.93%
All Others	20.5	\$179,719,150	5.74%



All closings from January 1 through September 30, 2024. Information is deemed to be reliable but is not guaranteed. Source: The Aspen Glenwood MLS