



**INVESTOR SPECIALS**  
**Summit County, Colorado**

**Updated May 7, 2012**

Dear Friend,

**Investor specials** includes properties that are new construction (with pre-sales discounts), rental opportunities and properties that are being sold below value.

**Colorow Point** is a new project that is in pre-sales. It is located at the north-west corner of Lake Dillon Drive and Buffalo Street in downtown Dillon. It is a mixed use project with condos on the upper floors and retail businesses at street level. Condos range in size from 900 to 2000 square feet and pricing from \$500,000 to \$2,000,000. The first few units under contract will be sold at a discount. Call for full details.

Check out my **Mountain Gateway**: [SummitGetaway.com](http://SummitGetaway.com)

Other opportunities are attached. Some come on the market and then are withdrawn, but generally are still available.

Summit County properties are a great investment because they have not been as severely affected as the rest of the state of Colorado and the other Colorado ski resorts. This year the statistics indicate that condo prices and activity have bottomed out and are now possibly moving up. Email me for my free monthly MarketWatch Report.

Check out my **Free Lists Port**: [FreeListsInfo.com](http://FreeListsInfo.com)

If you have an interest in one or more of these properties, please call or email me with a day and time when you can make yourself available to preview the selected properties. If you are going to fly up to one of our local airports, we can meet you there and help you get settled into your lodgings before we meet at our Frisco offices.

Thank you for your interest. Please feel free to call or email me with questions, comments or requests.

Regards,

*Bob Hamilton*

KeystoneRealEstateInsider.com

**Bob Hamilton**  
**Keller Williams**  
**Top of the Rockies**

**970-333-0667**

**HamConnected.com**  
**SummitRealEstateInsider.com**

**BRECKENRIDGE**

**311 97th CIR**

**↓480000**



Sub-Type: Single Fam Subdv/Complex: 97 SUB  
 No Bedrooms: 4 Full-3/4-Half Bths: 3 / 0 / 1  
 Square Feet: 3,172.00 Garage/Parking: 2CARGARG, DETACHED  
 Year Built: 1971 Lot Square Ft: 26136 Unit No:



Rare, water frontage bank owned investment opportunity, can be up to 6 bedrooms with some minor walls and door placements, fenced yard-wood burner. Full walk out finished basement apartment. Pre-qual

MLS No: S379156  
 Ann. Taxes: 2242.0  
 Assoc Fee: 0.0

Virtual Tour:

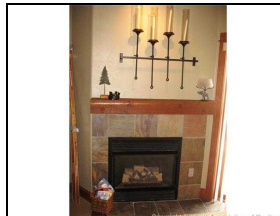
**KEYSTONE**

**22787 HWY 6 HWY**

**227000**



Sub-Type: Condo Subdv/Complex: ORO GRANDE LODGE  
 No Bedrooms: 1 Full-3/4-Half Bths: 1 / 0 / 0  
 Square Feet: 671.00 Garage/Parking: UNDRGRND, UNASSIGN  
 Year Built: 2000 Lot Square Ft: Unit No: 408



THIS IMMACULATE, QUIET TOP FLOOR CONDO IS THE PERFECT GETAWAY. LOW HOA DUES. NO TRANSFER TAX! POOL, SAUNA AND COVERED PARKING FOR YOUR ENJOYMENT & CONVENIENCE. NEW KITCHEN & BATHROOM FIXTURES. NEW TILE

MLS No: S378416  
 Ann. Taxes: 759.15  
 Assoc Fee: 334.0 MO

Virtual Tour:

CABLETV, CAMAINT, COMTAXES, INSURNCE, INTERNET, MANAGEMT, SECURITY, SNOWREMV, TRSHPICK, WTRSWR,

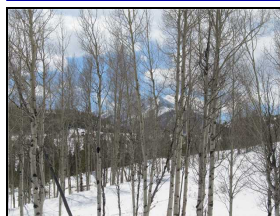
**SILVERTHORNE**

**201 RYAN GULCH RD**

**249900**



Sub-Type: Condo Subdv/Complex: TRAILHEAD CONDOS  
 No Bedrooms: 2 Full-3/4-Half Bths: 2 / 0 / 0  
 Square Feet: 909.00 Garage/Parking: 1CARGARG  
 Year Built: 1996 Lot Square Ft: Unit No: D



Cute as a button 2BD/2BA top floor condo w/ views & plenty of sunshine. Backs to National Forest w/ trails nearby. Southwest facing private deck. One bedroom is a master suite. Pergo flooring in livin

MLS No: S379042  
 Ann. Taxes: 1112.66  
 Assoc Fee: 385.0 MO

Virtual Tour: <http://www.buildatour.com/tour/buildatour->

CABLETV, CAMAINT, COMTAXES, INSURNCE, INTERNET, MANAGEMT, SNOWREMV, TRSHPICK, WTRSWR

**BRECKENRIDGE**

**800 FOUR OCLOCK RD**

**480000**



Sub-Type: Condo      Subdv/Complex: TYRA SUMMIT CONDO  
 No Bedrooms: 2      Full-3/4-Half Bths: 2 / 0 / 0  
 Square Feet: 1,124.00      Garage/Parking: UNASSIGN, UNDRGRND  
 Year Built: 1980      Lot Square Ft:      Unit No: B1C



SKI IN SKI OUT condo with a huge deck right on the ski run. Gas fireplace with large hearth and spacious open kitchen, living and dining area. Bedrooms apart from the gathering area and plenty of sp

MLS No: **S379632**  
 Ann. Taxes: **1896.32**  
 Assoc Fee: **591.0 MO**

Virtual Tour:

CABLETV, CAMAINT, COMTAXES, FIREWOOD, INSURNCE, MANAGEMT, SNOWREMV, TRSH PICK, WTRSWR

**BRECKENRIDGE**

**342 ILLINOIS GULCH RD**

**185000**



Sub-Type: Condo      Subdv/Complex: WILDFLOWER CONDO  
 No Bedrooms: 1      Full-3/4-Half Bths: 1 / 0 / 0  
 Square Feet: 440.00      Garage/Parking: SURFACE  
 Year Built: 1982      Lot Square Ft:      Unit No: 101



Great 1BDRM 1Bath Condo on the bus route. Low dues and price. Totally remodelled includes new drywall finish and trim, new windows, new doors, new extended kitchen cabinets, granite slab kitchen and bath, Po

MLS No: **S379125**  
 Ann. Taxes: **619.03**  
 Assoc Fee: **107.0 MO**

Virtual Tour:

CAMAINT, COMTAXES, INSURNCE, MANAGEMT, SNOWREMV, TRSH PICK

**SILVERTHORNE**

**6711 RYAN GULCH RD**

**↓ 313000**



Sub-Type: Townhouse      Subdv/Complex: WOODWORKS TOWNHOMES  
 No Bedrooms: 3      Full-3/4-Half Bths: 2 / 0 / 1  
 Square Feet: 1,791.00      Garage/Parking: 2CARASSN, SURFACE  
 Year Built: 1980      Lot Square Ft: 3485      Unit No: 6711



End unit adjacent to Open Space, great views toward lake, Keystone night lights & Continental Divide. 3 levels, 2 decks, wood floors, wood stove fireplace w blower, lower level remodeled bath with por

MLS No: **S378548**  
 Ann. Taxes: **1377.69**  
 Assoc Fee: **310.0 MO**

Virtual Tour:

CABLETV, CAMAINT, MANAGEMT, SNOWREMV, TRSH PICK, WTRSWR

**SILVERTHORNE**

**102 SALT LICK CIR**

↓ **160000**



Sub-Type: Condo      Subdv/Complex: DECK GORE RANGE CONDO  
 No Bedrooms: 2      Full-3/4-Half Bths: 1 / 1 / 0  
 Square Feet: 922.00      Garage/Parking: SURFACE  
 Year Built: 1973      Lot Square Ft:      Unit No: 106



**SHORT SALE** - Great value on this bright top-floor 2 bedroom 2 bath condo with open floorplan. Newer appliances and tile in bathrooms. South facing with large deck and great views of Buffalo, Peak On

MLS No: **S377884**  
 Ann. Taxes: **893.61**  
 Assoc Fee: **400.0 MO**

Virtual Tour:

CABLETV, COMTAXES, GAS, HEAT, INSURNCE, MANAGEMT, SNOWREMV, TRSHPIK, WTRSWR

**DILLON**

**505 STRAIGHT CREEK DR**

**150000**



Sub-Type: Condo      Subdv/Complex: DILLON VALLEY WEST CONDO  
 No Bedrooms: 3      Full-3/4-Half Bths: 2 / 0 / 0  
 Square Feet: 998.00      Garage/Parking: 1CARASSN  
 Year Built: 1978      Lot Square Ft:      Unit No: 103



**\*Short Sale\*** Ground Floor, 3 Bedroom / 2 Bath for only \$150K!! Affordable dues include heat and a clubhouse that has an indoor pool, hot Tub, and game room. Pets are ok. This condo has a large storage

MLS No: **S379769**  
 Ann. Taxes: **545.62**  
 Assoc Fee: **541.0 MO**

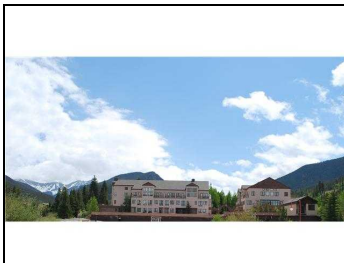
Virtual Tour:

CAMAINT, COMTAXES, HEAT, MANAGEMT, INSURNCE, SNOWREMV, TRSHPIK

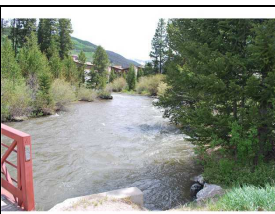
**KEYSTONE**

**1211 KEYSTONE RD**

**129999**



Sub-Type: Condo      Subdv/Complex: SLOPESIDE  
 No Bedrooms: 0      Full-3/4-Half Bths: 1 / 0 / 0  
 Square Feet: 361.00      Garage/Parking: UNDRGRND  
 Year Built: 1986      Lot Square Ft:      Unit No: 2748



Short sale opportunity for a ski-in/ski-out studio at Slopeside with great views of the Gore Range. Convenient location at the base of Keystone Resort with hot tubs, underground parking, ski lockers,

MLS No: **S379370**  
 Ann. Taxes: **506.48**  
 Assoc Fee: **311.71 MO**

Virtual Tour:

CABLETV, CAMAINT, COMTAXES, INSURNCE, MANAGEMT, SECURITY, SNOWREMV, TRSHPIK