



MALIA COX NOBREGA
 Malia.Nobrega@SothebysRealty.com
 970.977.1041
BARBARA SCRIVENS
 Barbara.Scrivens@SothebysRealty.com
 970.471.1223

CordilleraLuxury.com

LIV | **Sotheby's**
 INTERNATIONAL REALTY

Each office is independently owned and operated.

PRESORTED
 STANDARD
 US POSTAGE
 PAID
 SAN DIEGO CA
 PERMIT NO. 1600



Johnathan and Angela-Marie,
 If you are interested in a valuation of your Vail home, please contact Malia at
 970.977.1041 or Barbara at 970.471.1223 for your free report, or go to:
HomeAssessment.CordilleraSalesData.com.

CORDILLERA'S ACTIVE LISTINGS

Showing 38 out of 83 active homes (continued from inside). See full list at CordilleraSalesData.com.

Area	Subdivision	Address	Bedrooms	Total Baths	Est. Sq.	List Price
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	33 E Timber Draw	4	5	4,969	\$1,895,000
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	2486 Fenno Drive	5	7	6,458	\$2,200,000
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	25 W Timber Draw	5	5	4,690	\$2,275,000
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	122 W Timber Draw	5	6	6,738	\$2,395,000
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	82 W Timber Draw	4	6	5,682	\$2,495,000
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	541 Saddle Ridge	5	7	6,520	\$2,595,000
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	662 Saddle Ridge	5	6	5,584	\$2,795,000
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	522 Saddle Ridge	5	8	8,074	\$3,995,000
Cordillera Ranch	Cordillera F9 - Whittaker Ponds & Pines	2457 Fenno Drive	5	6	5,178	\$1,950,000
Cordillera Ranch	Cordillera F9 - Whittaker Ponds & Pines	2655 Fenno Drive	5	6	5,693	\$2,495,000
Cordillera Ranch	Cordillera F9 - Whittaker Ponds & Pines	2524 Fenno Drive	6	9	7,823	\$3,195,000
Cordillera Summit	Cordillera - Territories	318 Kicking Horse Trail	8	11	15,614	\$7,250,000
Cordillera Summit	Cordillera F26 - Settlers Park	511 Settlers Loop	4	5	4,865	\$1,695,000
Cordillera Summit	Cordillera F26 - Settlers Park	56 Lucksinger Lane	4	5	4,373	\$1,750,000
Cordillera Summit	Cordillera F26 - Settlers Park	209 Lucksinger Lane	5	6	6,815	\$2,185,000
Cordillera Summit	Cordillera F26 - Settlers Park	96 Hawley Court	5	9	7,080	\$2,650,000
Cordillera Summit	Cordillera F26 - Settlers Park	37 Hawley Court	6	8	7,072	\$2,850,000
Cordillera Summit	Cordillera F26 - Settlers Park	84 Settlers Loop	6	6	7,070	\$2,995,000
Cordillera Summit	Cordillera F26 - Settlers Park	127 Lucksinger Lane	6	7	7,050	\$3,495,000
Cordillera Summit	Cordillera F27 - Settlers Wood	59 Norgaard Way	5	6	7,150	\$1,990,000
Cordillera Summit	Cordillera F27 - Settlers Wood	45 Graham Road	5	8	7,036	\$3,399,000
Cordillera Summit	Cordillera F34 - Sum Jacksons Pt G Dust	342 Gore Trail	4	6	6,102	\$2,695,000
Cordillera Summit	Cordillera F34 - Sum Jacksons Pt G Dust	59 Jacksons Path	5	7	5,381	\$3,650,000
Cordillera Summit	Cordillera F35 - Webb Peak	750 Webb Peak	5	6	5,030	\$2,595,000
Cordillera Summit	Cordillera F36-Golden Bear Meadows	940 Summit Trail	6	7	7,407	\$2,950,000
Cordillera Summit	Cordillera F36-Golden Bear Meadows	123 Pine Marten Way	5	7	7,803	\$3,475,000
Cordillera Summit	Cordillera F37-summit Greens/Woods	29 Martingale Lane	5	6	4,899	\$1,695,000
Cordillera Summit	Cordillera Sub Fil 36	923 The Summit Trail	4	5	4,911	\$1,995,000
Cordillera Summit	Cordillera Sub Fil 36	1117 The Summit Trail	7	8	6,966	\$3,200,000
Cordillera Summit	Cordillera Sub Fil 37	133 Kimberwick Way	5	7	6,094	\$3,200,000
Cordillera Valley Club	Cordillera Valley Club F1	802 Beard Creek Trail	5	7	7,524	\$3,500,000
Cordillera Valley Club	Cordillera Valley Club F2	196 Spring Creek Lane	5	6	4,854	\$2,450,000
Cordillera Valley Club	Cordillera Valley Club F4	1800 Beard Creek	6	8	7,452	\$3,300,000
Cordillera Valley Club	Cordillera Valley Club F6 - Sanctuary	1 W Sanctuary Lane	5	6	5,193	\$1,848,000
Cordillera Valley Club	Cordillera Valley Club F6 - Sanctuary	10 Sanctuary Lane	5	6	5,181	\$1,995,000
Cordillera Valley Club	Cordillera Valley Club F8 - Fall Creek	161 Fall Creek Road	6	7	4,452	\$1,599,000
Cordillera Valley Club	Cordillera Valley Club F9 - Legacy Trail	291 Legacy Trail	4	6	4,764	\$2,350,000
Cordillera Valley Club	Cordillera Valley Club F9 - Legacy Trail	306 Legacy Trail	6	7	6,223	\$3,495,000

Cordillera
 Summer Edition I

LIV | **Sotheby's**
 INTERNATIONAL REALTY

Prepared Especially for

JOHNATHAN AND ANGELA-MARIE STEVENSON

Presented by Malia Cox Nobrega and Barbara Scrivens

HAUTE RESIDENCE
 LUXURY REAL ESTATE NETWORK
 EXCLUSIVE PARTNER

BOARD of REGENTS
LUXURY
 REAL ESTATE



MALIA COX NOBREGA
 Malia.Nobrega@SothebysRealty.com
 970.977.1041

BARBARA SCRIVENS
 Barbara.Scrivens@SothebysRealty.com
 970.471.1223

CordilleraLuxury.com

LIV | **Sotheby's**
 INTERNATIONAL REALTY

Real Estate Market Report:
 Cordillera Ranch, Cordillera Divide, Cordillera Summit, and Cordillera Valley Club

CORDILLERA'S ACTIVE LISTINGS

Showing 45 out of 83 active homes. See full list at CordilleraSalesData.com.

Area	Subdivision	Address	Bedrooms	Total Baths	Est. Sq. Ft.	List Price
Cordillera Divide	Cordillera - Les Pyrenees	2035 Cordillera Way #4	4	5	3,733	\$1,200,000
Cordillera Divide	Cordillera F1 & 2 - Divide Lodge	1715 Cordillera	4	6	4,803	\$1,825,000
Cordillera Divide	Cordillera F1 & 2 - Divide Lodge	160 Casteel Ridge	6	8	6,264	\$3,330,000
Cordillera Divide	Cordillera F1 & 2 - Divide Lodge	115 Alhambra Place	4	7	6,702	\$4,600,000
Cordillera Divide	Cordillera F16 - Kensington Green	254 Eagles Glen Road	4	5	2,705	\$875,000
Cordillera Divide	Cordillera F16 - Kensington Green	486 Kensington Drive	4	6	4,324	\$925,000
Cordillera Divide	Cordillera F16 - Kensington Green	214 Eagles Glen Road	4	5	4,283	\$1,195,000
Cordillera Divide	Cordillera F3 - Alcazar	145 Alcazar Drive	3	4	2,205	\$795,000
Cordillera Divide	Cordillera F3 - Divide Glen	298 Granada Hill	4	7	5,046	\$2,750,000
Cordillera Divide	Cordillera F31 - Kensington Green 56-57	607 Kensington Drive	4	5	2,684	\$845,000
Cordillera Divide	Cordillera F32 - El Mirador	460 El Mirador	5	6	7,249	\$2,995,000
Cordillera Divide	Cordillera F32 - El Mirador	382 El Mirador	6	7	9,347	\$3,299,000
Cordillera Divide	Cordillera F32 - El Mirador	149 El Mirador	7	9	8,962	\$4,599,000
Cordillera Ranch	Bentgrass At Cordillera	49 Fairway Lane	4	5	3,283	\$939,999
Cordillera Ranch	Bentgrass At Cordillera	56 Fairway Lane	5	7	3,910	\$1,295,000
Cordillera Ranch	Bentgrass At Cordillera	114 Bermuda Drive	4	5	4,324	\$1,367,000
Cordillera Ranch	Bentgrass At Cordillera	50 Bermuda Drive	4	5	4,093	\$1,389,000
Cordillera Ranch	Cordillera - Bearcat	277 Saddle Ridge Loop	4	4	4,368	\$1,399,000
Cordillera Ranch	Cordillera F10 - Red Draw 1 Red Tail Ridge	375 Red Draw	4	5	3,531	\$1,177,000
Cordillera Ranch	Cordillera F10 - Red Draw 1 Red Tail Ridge	292 Red Draw	4	5	4,388	\$1,450,000
Cordillera Ranch	Cordillera F10 - Red Draw 1 Red Tail Ridge	600 Redtail Ridge	4	5	4,748	\$1,690,000
Cordillera Ranch	Cordillera F10 - Red Draw 1 Red Tail Ridge	525 Red Draw	5	6	6,210	\$2,785,000
Cordillera Ranch	Cordillera F11 - Red Draw Meadows	1223 Red Draw	5	6	4,521	\$1,400,000
Cordillera Ranch	Cordillera F11 - Red Draw Meadows	944 Red Draw	5	6	4,736	\$1,575,000
Cordillera Ranch	Cordillera F11 - Red Draw Meadows	1084 Red Draw	5	6	6,084	\$2,807,000
Cordillera Ranch	Cordillera F15 - Club Cottages	167 Club Cottage Drive	5	6	3,452	\$925,000
Cordillera Ranch	Cordillera F17 - Red Draw 2 Hld Aspens	123 Peregrine Drive	4	5	3,916	\$1,475,000
Cordillera Ranch	Cordillera F18 - Aspens	1027 Forest Trail	5	5	5,999	\$2,575,000
Cordillera Ranch	Cordillera F18 - Aspens	525 Forest Trail	5	6	6,822	\$2,998,000
Cordillera Ranch	Cordillera F18 - Aspens	932 Forest Trail	4	6	8,360	\$3,500,000
Cordillera Ranch	Cordillera F24 - Elk Ridge - Bearden Meadows	317 Elk Woods Road	7	8	8,586	\$2,595,000
Cordillera Ranch	Cordillera F24 - Elk Ridge - Bearden Meadows	38 Bear Cat Point	5	7	6,320	\$2,595,000
Cordillera Ranch	Cordillera F24 - Elk Ridge - Bearden Meadows	308 Bearden Road	6	8	10,901	\$3,795,500
Cordillera Ranch	Cordillera F28 - Cimarron	166 Cimarron Trail	4	5	4,745	\$1,695,000
Cordillera Ranch	Cordillera F30 - Grey Hawk	150 Grey Hawk Lane	5	6	5,298	\$1,750,000
Cordillera Ranch	Cordillera F30 - Grey Hawk	143 Grey Hawk Lane	5	6	5,290	\$1,795,000
Cordillera Ranch	Cordillera F30 - Grey Hawk	38 Grey Hawk Lane	5	6	5,368	\$1,875,000
Cordillera Ranch	Cordillera F6 - Founders Preserve	32 Stag Gulch Court	5	6	6,684	\$2,795,000
Cordillera Ranch	Cordillera F6 - Founders Preserve	37 Stag Gulch Court	6	8	7,409	\$3,980,000
Cordillera Ranch	Cordillera F7 - Elk Spring	340 Elk Spring Trail	5	7	5,286	\$2,100,000
Cordillera Ranch	Cordillera F7 - Elk Spring	45 Elk Spring Court	5	5	6,292	\$2,495,000
Cordillera Ranch	Cordillera F7 - Elk Spring	190 Elk Spring Trail	6	7	4,448	\$2,495,000
Cordillera Ranch	Cordillera F7 - Elk Spring	50 Elk Spring Court	6	7	8,598	\$2,895,000
Cordillera Ranch	Cordillera F7 - Elk Spring	333 Elk Spring Trail	6	6	6,210	\$3,700,000
Cordillera Ranch	Cordillera F8 - Ridge Timbers Fairways	127 W Timber Draw	5	6	5,276	\$1,845,000

(Actives Continued on Back)

CORDILLERA'S HOMES SOLD SINCE MAY 1ST, 2016

Showing 4 out of 4 sold homes in the past 30 days. See full list at CordilleraSalesData.com.

Area	Subdivision	Address	Bedrooms	Total Baths	Est. Sq. Ft.	Selling Price	Selling Date
Cordillera Ranch	Cordillera F10 - Red Draw 1 Red Tail Ridge	524 Red Draw	6	6	7,695	\$2,313,000	05/03/16
Cordillera Ranch	Cordillera F15 - Club Cottages	181 Club Cottage Drive	4	5	3,480	\$945,000	05/02/16
Cordillera Summit	Cordillera F36 - Golden Bear Meadows	1016 The Summit Trail	6	9	8,637	\$3,500,000	05/02/16
Cordillera Summit	Cordillera Sub Fil 37	141 Martingale Lane	4	5	4,102	\$1,480,000	05/24/16

Malia Cox Nobrega, Barbara Scrivens, and LIV Sotheby's International Realty are not in any way affiliated with any of the homeowners associations listed within this publication, nor is this in any way an official advertisement or publication of any of those Associations. Sotheby's International Realty is a registered trademark licensed to Sotheby's International Realty Affiliates LLC. © 2016. This representation is based on sales and data reported by multiple brokers/agents to the VBR MLS for May 1st, 2016 through June 15th, 2016 for Cordillera. Listings and sales may not be those of Sotheby's International Realty. VBR MLS does not guarantee the accuracy of this data, which may not reflect all of the real estate activity in the area. This MLS data excludes partial shares and land. E&OE. This market report is not intended to solicit properties already listed for sale nor intended to cause a breach of an existing agency relationship.



Dear Johnathan and Angela-Marie,
 Please contact us for more information on these listings or to schedule a private tour.
 Visit the property website for additional details including photos and cinematic video.



382 El Mirador - Cordillera
 6 Bedrooms | 7 Bathrooms | \$3,299,000
CordilleraDivideLuxury.com



1027 Forest Trail - Cordillera
 5 Bedrooms | 5 Bathrooms | \$2,575,000
CordilleraRanchLuxury.com



123 Peregrine Drive - Cordillera
 4 Bedrooms | 5 Bathrooms | \$1,475,000
RanchAtCordillera.com



145 Alcazar - Cordillera
 3 Bedrooms | 4 Bathrooms | Furnished | \$795,000
CordilleraDivide.com



2000 W. Lake Creek Road - Lake Creek
 38+ Acres with Water Rights
 \$4,750,000
LakeCreekLuxury.com

To sign-up for Malia and Barbara's monthly email newsletter with a market summary and monthly market report, Vail Valley Happenings and real estate news, go to VailNewsletter.com and add your email address. You may unsubscribe at any time.