

Get Away From It All

EVERY DAY OF YOUR LIFE

WELCOME TO THE VAIL VALLEY.

Where the world is far away and the people are close. A truly rewarding lifestyle, bordering on perfection. Designed by nature, The Ranches at Cordillera offer families, retirees as well as vacationers the chance to live life to its fullest. Home to 4 world class golf courses; private fishing; the largest equestrian center in the Vail Valley; fine dining; over 30 miles of hiking, biking and Nordic trails and of course the acclaimed Avanyu Spa. There is something for everyone.

SO EASY TO ENJOY. SO HARD TO FORGET.

Instantly appealing, you will observe thoughtful planning, and flawless attention to detail throughout these two custom built 5 bedroom 5 bath residences, each situated on over two beautifully wooded acres. Enjoying 12 ft vaulted ceilings, in floor radiant heat, extensive use of granite, alder, Brazilian hardwood and flagstone, and complete with jetted tubs, 4 fireplaces, game room, office/exercise room, spacious caretakers lock-off, heated driveway and garages for 5 cars. For those accustomed to the best. It's all here.



PRIVATE. PRIVILEGED. PERFECT.

Two residences with enough space to hold your dreams. Constructed in 2005, 59 Norgaard Way, offers 7150 sq.ft. of luxury living and newly completed 109 Graham enjoys 6150 sq.ft of living. Try either one on for size. The rooms are graciously proportioned and lend themselves to elegance and entertaining as well as comfort and easy living. Golf memberships are available. Picturesque Cordillera, is home to numerous preeminent estates and remains an idyllic community offering seclusion and serenity.

NOW IS THE TIME. THIS IS THE PLACE.

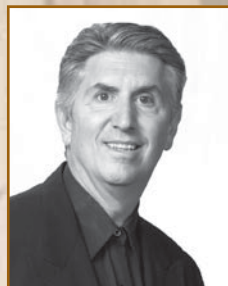
If you're looking for inspiration, convenience and recreation, set your sights a little higher and escape to the Vail mountains. Within easy reach of Beaver Creek and only 2 hours to Denver Airport, you are invited to come and ski the high life, pitch your problems... and stay for everything else.

TERMS OF AUCTION

- ◆ 2 Homes at Auction
- ◆ 1 Home Absolute. 1 Home Reserve.
- ◆ Will Be Sold to the Highest Bidder.
- ◆ One Year Home Warranty Included.
- ◆ 2% Broker Co-Op Fee.
- ◆ All Buyers are Encouraged to Tour and Inspect the Property with their Agent
- ◆ Buyer Due-Dilligence Prior to the Live Auction
- ◆ \$25,000 Refundable Deposit on Registration
- ◆ 10% of Successful Bid in Escrow within 24 Hours.
- ◆ Closing within 30 Days of Auction.
- ◆ 10% Buyer Premium.
- ◆ Complete Terms Available | MyNextAuction.com
- ◆ Auction Location | 59 Norgaard Way, Edwards CO

Perfection never waits.
NEITHER SHOULD YOU.

CALL US NOW
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109 Graham

ABSOLUTE AUCTION | ONE DAY ONLY | THURSDAY, AUGUST 6TH | 2 P.M.

Terms of Auction Subject to Cancellation or Change without Notice. Patrick Mitchell - Broker of Record E140004075 | Nicholas Varzos - Auctioneer