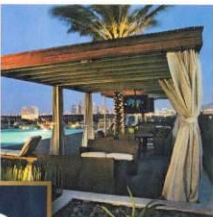


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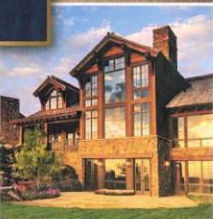
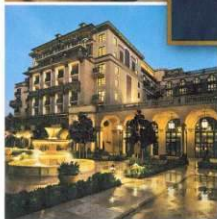
EXCEPTIONAL PROPERTIES



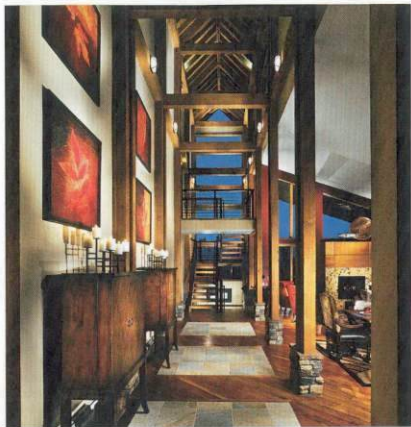
**WHERE TO
BUY NOW**

30 Great Places in

CALIFORNIA || THE CARIBBEAN
THE CAROLINAS || COLORADO
COSTA RICA || FLORIDA || IDAHO
MEXICO || NEVADA || TEXAS



PLUS: FLORIDA'S TREASURE COAST || CUSTOM KITCHENS FOR HOME CHEFS
ARCHITECTS' FAVORITE SKI HOMES || OWNING IN CABO SAN LUCAS



COLORADO

ACCORDING TO SECOND quarter 2010 statistics and forecasts of real estate analysts, the Colorado market might not yet have reached its lowest prices. Best predictions hold that median home prices could fall as much as seven percent over the next year, in large part some experts say, because Colorado lagged behind the rest of the country in feeling the early blows of the recession.

While a groundswell of opportunistic buying has yet to hit the prime, A-list resort communities, experts say it's only a matter of time before a pent-up demand for luxury properties leads buyers to the closing table.

Just 67 miles from Denver, near Winter Park Resort, Grand Lake and Rocky Mountain Resort, **Rendezvous** (www.rendezvouscolorado.com) is a 750-acre resort community with architecture inspired by the old min-

ing industry—corrugated metal and steep roofs, with vibrant paint colors on the exteriors. In addition to a private community pond for fishing, the Fraser River winds through the property offering opportunities for kayaking and flyfishing. There are numerous available homesites for custom homes with views of the Continental Divide,

Byers Peak and the Fraser River Valley. A .56-acre site once on the market for \$330,000 was recently listed for \$197,500. And a 4,740-square-foot home with 5 bedrooms, originally listed for \$2,175,000 was recently priced at \$1,499,000.

Adjacent to a new lift portal to Vail Mountain, **The Ritz-Carlton Residences Vail** (www.theresidencesvail.com) features 71 residences, with sizes ranging from 2 to 6 bedrooms. Owners at the Residences have the option of joining Vail's newest club, the Arrabelle Club, a private alpine-skiing club with numerous social events and amenities. About two-thirds of the residences have been sold with prices ranging from \$2,376,000 for a 2-bedroom residence to \$9,195,000 for a 6-bedroom penthouse residence.

The Residences at The Little Nell (www.rinaspen.com) are a collection of 26 ski-in/ski-out residences at the base of Aspen's Silver Queen Gondola. Owners can enjoy the legendary service of The Little Nell, with its hotel and ski concierges, along with its spa and fitness center. The hotel has three bars, including the popular Ajax Tavern, a favorite après-ski gathering spot. The Residences at The Little Nell are offered in a fractional ownership program with one-eighth shares in three-bedroom residences starting at \$1.3 million and four-bedroom residences starting at \$1.8 million.



This page: Rendezvous