

107 ROCKLEDGE ROAD / VAIL VILLAGE

The finest that Vail has to offer

Ski/in-ski/out luxury home – designed for extraordinary living

by KATHY FILGO • photos provided by SLIFER, SMITH AND FRAMPTON REAL ESTATE



WHEN SOPHISTICATED home buyers from around the world are searching for an exclusive area to call home, whether to live full-time or just occasionally, Vail Village possesses the rarified air for which they seek.

Even more rare is the distinction of owning a home that is a true ski/in-ski/out property. Located at the base of Vail's Bear Tree ski run 107 Rockledge Road is a home with the distinction, quality and privacy that is unmatched in this world-renowned resort

village, and with this extraordinary property the ski/in-ski/out location is only the beginning.

This home, a true masterpiece, was designed by esteemed architect Kyle Webb, and built by equally celebrated builder George Shaeffer. David Hyde, President of Shaeffer Hyde Construction, describes the relationship that the company has with the homes they build as a "marriage."

"This company is there from start to finish; from owner to owner. They continue to address any ongoing needs the homes

might require, now or in the future, to maintain the high living standards our owners demand," says Donna Caynoski, of Slifer Smith & Frampton, one of Vail's top producing high-end brokers.

This 10,000+ square foot home offers soaring ceilings, bold lighting and breathtaking views which add drama and glamour to the relaxed, artfully designed spaces. The flexible floor plan accommodates large or small families with ample room for intimate entertaining or social extravaganzas.

Interior designer Cindy Rinfret

of Greenwich, Connecticut-based Rinfret, Ltd, collaborated with Kyle Webb on this seven bedroom, ten bathroom, slopeside retreat. Awarded Mountain Living's 2010 Home of the Year, the stately mix of rustic luxury and mountain-modern style make it is easy to see why this home captures the imagination — and captures the heart. Fortunately this home is offered furnished so every detail and nuance is available for the new owner's pleasure.

The Vail Village luxury market is thriving as savvy buyers from all



“It’s an exciting time for luxury real estate because today’s global affluent are actively and aggressively investing in real estate again. They are particularly interested in markets like Vail because they seek homes that offer a family and entertainment-friendly lifestyle. They seek a full, satisfied life and they know that an exclusive, luxury property in Vail can make all their hard work truly worth it.”

— **STEPHANIE PFEFFER ANTON,**
EXECUTIVE VICE PRESIDENT-LUXURY PORTFOLIO INTERNATIONAL

over the globe recognize Vail as a healthy, safe, cultured and enriching community in which to raise a family, or to simply live part-time.

In the past year, several homes and condominiums have sold for well over \$2,000 per square foot, with at least one sale over \$3,000 per square foot. The Four Seasons Private Residences are now sold out and buyers that missed out on that opportunity are still looking for a home of matchless quality and location.

There are eight custom homes

currently under construction on Vail Mountain. Build costs for several of these premium homes are running from \$1,500 to over \$3,000 per square foot. And for the lot alone, such as the land upon which 107 Rockledge Road sits, should such a piece of land be available, it would likely have a current market value in the range of \$10M to \$15M. There are no such lots available on Vail Mountain, nor will there be, making 107 Rockledge Drive a very rare find indeed.

“Vail Mountain cannot be



underestimated,” Caynoski says. “The entire eastern corner of Rockledge Road, with the exquisite Gore Range views as well as views to the Village below, is being enhanced to another level we have not seen before in Vail. And it cannot be emphasized enough that a slopeside location is a very finite opportunity.”

With only three single-family homes available for purchase in Vail Village, 107 Rockledge Road represents the only property in like-new, move-in condition — a home that offers the modern flair that today’s buyers are seeking. This is a home built for the elite; it’s a home built for a lifetime of exceptional living. It’s rare — and it is the finest that Vail has to offer. This home will withstand the test of time — and the lows of any market.

For more information and your personal showing contact Donna Caynoski. ☎

PROPERTY PROFILE

- Ski-in/ski-out, located at the base of Bear Tree ski run
 - Approximately 11,509 sq.ft.
 - 7 bedrooms / 8 full 2 half baths
 - 2 car garage, multi-heated surface
 - Offered exquisitely furnished
 - Priced at \$28,000,000
- www.107rockledge.vailrealestate.com

LISTING AGENT

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