

What's New In The Vail Valley

**COLDWELL
BANKER**

April

The 2009-10 ski season has drawn to a close.

*Vail Mountain closed on April 18th
Beaver Creek Mountain closed on April 11th*



Kathy Cole, CRS, e-PRO, GRI, MRE, RSPS, TRC
Broker/Owner

Coldwell Banker Timberline Real Estate, Inc.

Office: 970-476-2113 ext. 14

Office Toll Free: 866-476-7653 ext. 14

Cell: 970-390-0026

eFax: 303-496-0456

Email: Cole@Vail.net

Web site: www.KathySellsVail.com

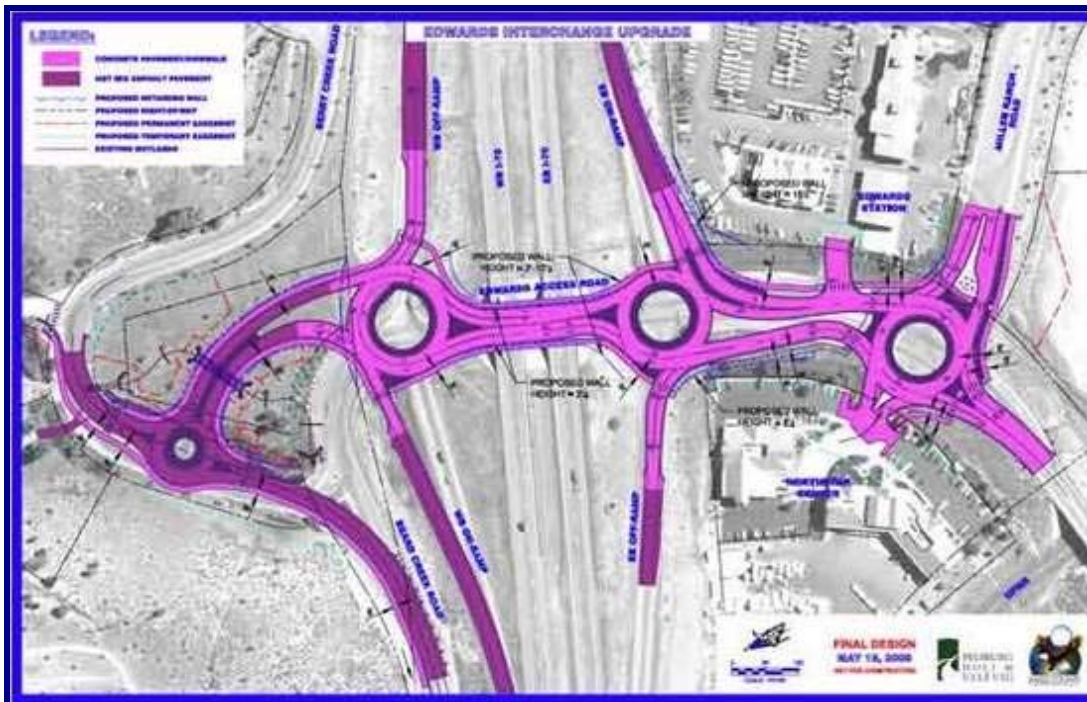
Dedicated to creating exceptional real estate experiences.

Edwards Gets Roundabouts

The Vail Valley's newest traffic roundabouts are now being built, with federal stimulus funds, on either side of the Interstate 70 interchange in Edwards.

A pair of two-lane roundabouts will be built on the north side of I-70 at the intersection of Berry Creek and Beard Creek roads. Two more will be built on the south side of the interchange at the intersection of Miller Ranch Road and the Edwards Access Road.

The roundabouts are designed to improve traffic flow and safety at these interchanges. Additional improvements will include a bike path and drainage upgrades.



The \$6.4 million project is expected to finish by mid- to late-November.

Throughout the duration of the project, motorists will encounter periodic single-lane reductions on the Edwards Access Road and Miller Ranch Road, but no manned traffic control during the peak hours of 7 a.m. to 9 a.m. and 4 p.m. to 7 p.m., Monday through Friday. There may be periodic single-lane closures on I-70, but there will be no impacts to I-70 travel over the weekends. While the Edwards rest area will remain open during construction, trucking com-

panies may consider alternate sites for the next nine months.

For information on this project, the public may call the project information hotline at 970-949-1102 or log on to the project Web page at www.ColoradoDot.info/Projects/I70EdwardsInterchange.

April Quote

"Change is the law of life. And those who look only to the past or present are certain to miss the future."

U.S. President, John F. Kennedy

Please call me for all your Real Estate needs and visit my web site at

www.KathySellsVail.com for information on the Vail Valley. *Kathy Cole*



Gypsum Creek Golf Course Opens For 2010

The Gypsum Creek golf course is now open for play. Formerly known as the Cotton Ranch Golf Club, Gypsum Creek was bought by the Town of Gypsum this winter and is being operated by the Edge Golf Group as a fully-public loop with the intention of being one of the most affordable golf courses on the Western Slope. The Pete Dye designed championship layout is, traditionally, the "first to open" and the "last to close" in the Vail Valley.

For those living in Eagle, Garfield and Pitkin counties, Gypsum Creek's greens fees are \$49, with cart, for 18 holes. The price is not an early season special, as the entire season will remain "specially-priced" for residents of those counties.

Season Passes are:

Prime Pass, \$1,600: all the golf you can play, seven days a week; cart included. **Monday-Thursday Pass**, \$1,200: all you can play those days; cart included. **Couple 7-Day Pass**, \$2,500. **Couple Monday-Thursday Pass**, \$1,800.

Season-pass information is available at www.GypsumCreekGolf.com.

To book a tee time at Gypsum Creek, call 970-524-6200.



5107 Main Gore Drive in East Vail

Price Reduction!

NOW \$3,750,000 unfurnished

Beautiful, new construction, sunny, single family home nestled among mature evergreens. 5 bedrooms, family room, 5 1/2 bathrooms, and a 3-car attached garage. Panoramic southern views of the mountains. High-end finishes throughout. Large kitchen with center-island, granite countertops, and upscale appliances. Hardwood floors, vaulted ceilings, and gas fireplace in the great room. Large master suite. Heated driveway with stone pavers.



For additional information go to www.5107MainGoreDrive.com.

Thank you for your ongoing referrals. They are the cornerstone of my success!!
If you or anyone you know is interested in Buying or Selling, please give me a call . I would love to put my 28 years of Real Estate experience in the Vail Valley to work for you.



New Lot Listing!

Eagle Ranch Filing 24, Lot 19
2834 E. Haystacker for \$289,500



You are sure to enjoy the incredible views from this .85-acre home site. Located in the Highlands at Eagle Ranch, the property sits at the end of a cul-de-sac with views of the golf course, Castle Peak, the Flat Tops and open space. Property borders open space and the gentle slope allows for a possible walkout lower level. Close to walking paths and parks.

Approved Building Plans negotiable with sale.

If you have a brokerage relationship with another agency, this is not intended as a solicitation.
Some of the information in this newsletter was taken from articles in the Vail Daily and Vail Mountaineer Newspapers.
All information deemed reliable, but not guaranteed.

