

Pilgrim Downs

A Mountain Estate Ranch

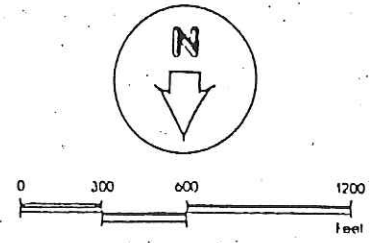
Considered by many to be the most beautiful ranch in Colorado, Pilgrim Downs encompasses 260 acres containing just 20 homesites. Several beautiful homes are completed and occupied. New paved county and interior roads, electrical, telephone and a full-time ranch manager are now installed on this lovely ranch. Bordered by the White River National Forest, Pilgrim Downs is nestled in tranquil Lake Creek Valley with spectacular views of the Gore Range and the New York Mountains.

Access to Pilgrim Downs is controlled by an electrified private entrance gate. Chosen for privacy, terrain, and views, the homesites range in size from 4.9 to 15 acres. Each is zoned for primary/secondary residences and a four-stall barn. Architectural guidelines and covenants will maintain a high standard of design and construction within the ranch.

One of the extraordinary features of Pilgrim Downs is the 70 acres of lush irrigated meadowland surrounded by huge stands of aspen, blue spruce and pine and shared by homeowners as open space. A path leads from this sunny heartland to 2.5 million acres of National Forest. Also, approximately 5 acres have been set aside within Pilgrim Downs for an equestrian area.

Surely one of the aspects which make the homesites at Pilgrim Downs so attractive is their proximity to the many year-round recreational activities within fabulous Eagle County. Only minutes from the quiet Pilgrim Downs are five 18-hole championship golf courses and three internationally-recognized ski resorts: Vail, Beaver Creek, and Arrowhead, with sophisticated shops and restaurants, plus millions of acres of forested wilderness for hiking, nordic skiing, fishing, riding and hunting.

The seclusion of each homesite, the spectacular views and abundant water flowing through the ranch makes Pilgrim Downs truly a one-of-a-kind opportunity.



Phase II
45 acres
3 separate 15 acre
building sites.