

107 ROCKLEDGE ROAD / VAIL VILLAGE

# The Unmatched Vail Lifestyle

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

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



THE HIGH-END LUXURY market in the Vail Valley has been booming, with sophisticated buyers producing some very impressive real estate numbers. A noted difference from the past is that many buyers now are not only looking for vacation homes, they're seeking primary residences from which to enjoy all of the privileges and lifestyle offered by the Vail Valley year-round.

There have been 17 home sales in Vail Village since January

2014. Three more are currently under contract, two of which are listed for more than \$14 million. Several of the homes have sold at between \$2,700 and \$3,800 per square foot. The luxury market is back both nationally and internationally, and buyers are willing to pay for the finest of finishes and the best of locations from which to enjoy an extraordinary lifestyle on a part-time or full-time basis.

"We are seeing more families establish primary residences here; they are learning through the

extended periods of time they are vacationing in the area that this unique environment is a very special place," says Donna Caynoski of Slifer Smith & Frampton, one of Vail's top producing high-end brokers. "Families from big cities, particularly New York City and Mexico City, are understanding that Vail provides a safe and healthy environment in which to raise children."

"Even though New York City is an amazing place," adds a client of hers from New York, "we desired

a more active and outdoor lifestyle for our school-aged children. We naturally gravitated to our favorite vacation destination and embarked on a new adventure in Vail, Colorado. We love the sunny, blue-sky days and the temperate mountain climate that enables us to spend hours on end outdoors, both in the winter and the summer. We are fortunate to now be amongst this community that call Vail 'home.'"

With a broad number of fine schools from which to choose, and a wide range of numerous

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

opportunities for the entire family — Walking Mountains Science School, the Vail International Hockey Program and the Ski & Snowboard Club Vail, named the nation's top ski-racing program for the second year in a row, are but a few venerable examples — Vail has become the perfect place to raise a family. Caynoski says local schools are now producing the well-rounded students prestigious universities prefer.

With the advantages of small-town ambiance, refined cultural opportunities and unique outdoor elements, the Vail area has become the envy of many around the globe, further supporting the high-end market. This trend has solid footing with 12 custom residences currently under construction in Vail Village, a couple of which will have \$30 million

to \$40 million invested when the homes are fully completed.

"It's an exciting time for luxury real estate because today's global affluent are actively and aggressively investing in real estate again," says Stephanie Pfeffer Anton, executive vice president, Luxury Portfolio International. "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."

107 Rockledge Road is the type of Vail home that is highly sought after among luxury buyers wanting to make Vail their home, whether it be for part-time or full-time enjoyment. Located at the base of Vail's Bear Tree ski run



and complete with media room/den, game room, workout room, outdoor pool, ski storage lockers, heated parking and finishes never seen previously in Vail for a home on the open market, this is one of the finest homes to ever be presented in the Vail area. And because there are those looking for this type of unique and special environment to complement their lifestyle, there are other projects already underway that will attest to this market direction.

If you're looking to create something exceptional in your life and the lives of your family, a place that fosters an incomparable lifestyle, 107 Rockledge Road is a home that will cultivate a life well-lived.

For more information and your personal showing, contact Donna Caynoski. [www.vailrealestate.com](http://www.vailrealestate.com)

## PROPERTY PROFILE

- Ski-in/ski-out, located at the base of Bear Tree ski run
- Approximately 11,509 sq. ft.
- 7 bedrooms / 8 full baths; 2 half baths
- 2-car garage, multi-heated surface
- Offered furnished at \$30 million

## LISTING AGENT

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