

Exclusive Aspen/Snowmass Homes, Condominiums & Homesites | Winter 2025-2026

LIVING Aspen



 **CHRIS KLUG**
PROPERTIES

Aspen | Sotheby's
Snowmass | INTERNATIONAL REALTY

LivingAspenMagazine.com



WELCOME TO THE 2025-2026 WINTER EDITION OF Living Aspen Magazine

I hope you're enjoying a wonderful winter season in Aspen Snowmass. Welcome to the Winter 2025/2026 issue of Living Aspen Magazine. I'm pleased to present our latest collection of premier properties, an exceptional lineup that highlights the very best of Aspen Snowmass and the Roaring Fork Valley.

Leading this issue is **401 Carroll Drive**, a rare legacy estate in Aspen's gated Starwood community, offering nearly 15,000 square feet of living space, a private swimming pool, and approximately 4,500 square feet of snowmelt, scale and amenities that can no longer be replicated under current regulations, making this a truly irreplaceable opportunity.

This season's featured properties include: **Brush Creek Ranch at 660 Brush Creek Road**, a rare 102-acre legacy holding between Aspen and Snowmass with river frontage, sweeping views, and three developable parcels; **1926 Faraway Road**, a Michael Manchester-designed, true ski-in/ski-out home atop Ridge Run; **721 W. North Street**, a nearly 6,000-square-foot, remodeled residence on a rare oversized corner lot in Aspen's West End; **9888 Castle Creek Road**, a secluded 7.4-acre riverfront retreat bordered by White River National Forest; **15 Terrace Drive and 100 Terrace Lane**, two standout single-family homes in Snowmass Village's sought-after Melton Ranch neighborhood; **Shadowbrook #502**, a nicely updated, top-floor ski-in/ski-out condominium on Fanny Hill; and **Gant H-202 and Gant D-105**, two ideally situated two-bedroom residences at The Gant offering strong rental appeal and full-service resort amenities.

At Klug Properties, we provide thoughtful advisory services, strategic pricing, and sophisticated marketing, supported by the global luxury reach of Sotheby's International Realty. With over \$1 billion in closed sales over the past 15 years, our focus remains on helping clients make smart, informed decisions in a highly competitive market. Please contact us if you're interested in Klug Properties Private Collection off-market opportunities.

I monitor the market daily and am always available as a resource. Please don't hesitate to reach out with questions or to request a complimentary, in-depth valuation of your property. Here's to a winter season filled with deep powder, adventure, and opportunity. I look forward to connecting again soon and helping you find your place in this remarkable valley.

– Chris Klug

[KLUGPROPERTIES.COM](https://klugproperties.com)

970.948.7055 | CHRIS@KLUGPROPERTIES.COM | LIVINGASPENMAGAZINE.COM | @KLUGPROPERTIES



A Masterpiece in the Mountains, A Legacy in the Making

STARWOOD | 401 CARROLL DRIVE

The Last of Its Kind. Brand New and Impossible to Replicate. Introducing 401 Carroll Drive, a newly completed legacy estate in Aspen's gated Starwood community, set on 6.5 private acres and no longer permissible under today's land-use regulations. This contemporary masterpiece offers exceptional privacy and scale, with expansive glass walls framing panoramic views from Ajax to Mount Sopris. Resort-level amenities include a full-length heated pool with spa, wellness wing, private theatre, wine room, multiple fire features, and approximately 4,500 square feet of snowmelt, an irreplaceable opportunity at the pinnacle of Aspen living.

7 BD | 9 FULL, 2 HALF BA | 13,439 SF | 6.51 AC | POOL
\$75,000,000

401CARROLLDRIVE.COM





102 Acres Between Aspen & Snowmass



BRUSH CREEK RANCH | 660 BRUSH CREEK ROAD

Set on over 102 acres between Aspen and Snowmass Village, Brush Creek Ranch is a rare, legacy offering bordered by 900 acres of Sky Mountain Park Open Space and the Brush Creek Trail. The property features an updated six-bedroom 1913 ranch house in a grandfathered river front setting—an irreplaceable location by today's standards—along with a 6-stall barn, multiple corrals, and a 5000 square-foot, multi-purpose shed that once hosted iconic local gatherings. The ranch is subdivided into three developable parcels, each offering panoramic views of Mt. Daly, Capitol Peak, Garrett Peak, and the Snowmass Ski Area.

6 BD | 6 FULL BA | 4,995 SF | 102.62 AC
3 DEVELOPABLE PARCELS
\$26,500,000

BRUSHCREEKSNOWMASS.COM

BRUSH CREEK RANCH | 660 BRUSH CREEK ROAD





Snowmass Slopeside.
Panoramic Views.
Endless Comfort.



SNOWMASS VILLAGE | 1926 FARAWAY ROAD

Perched atop Ridge Run on a private lot, this Michael Manchester–designed, ski-in, ski-out home offers true slopeside living on the West Fork Ski Trail. The 5,930 square-foot residence showcases panoramic views of the Continental Divide, Snowmass Mountain, and Brush Creek Valley. Features include an open great room with wood-burning fireplace and agate bar, a main-level primary suite, office/optional sixth bedroom, four en-suite bedrooms, an AEU with kitchenette, and a private gym. Fully automated with Control4, elevator access, radiant heat, snow-melted patios, new mechanicals, and exceptional outdoor spaces with a covered kitchen, pond, and hot tub.

6 BD | 7 FULL BA | 5,930 SF | 0.78 AC
\$19,500,000

1926FARAWAY.COM

SNOWMASS VILLAGE | 1926 FARAWAY ROAD





Situated on a One-Of-A-Kind,
Oversized Corner Lot



ASPEN | 721 W NORTH STREET

Situated on a one-of-a-kind, oversized corner lot in Aspen's sought-after West End, 721 W. North Street is a beautiful blend of natural light, reclaimed wood beams, and thoughtful details that create a warm, elegant atmosphere. Recently updated with fresh paint, new lighting, and curated furnishings, this five-bedroom home combines timeless charm with modern comforts. The versatile floor plan spans three levels, providing flexible living and entertaining spaces. Four of the five bedrooms are above grade, including a private main-level primary suite with vaulted ceilings, a gas fireplace, a large walk-in closet, and a spa-like bathroom with a soaking tub and steam shower.

5 BD | 6 FULL, 2 HALF BA | 5,926 SF
\$18,900,000

721WNORTH.COM

ASPEN | 721 W NORTH STREET





Riverside Serenity in Castle Creek



ASPEN | 9888 CASTLE CREEK ROAD

A pristine 7.42-acre alpine haven with Castle Creek flowing through its heart. This peaceful mountain sanctuary allows you to immerse yourself in nature, surrounded by the gentle sounds of the creek and the local wildlife. The home boasts an open great room, accented by hand-scraped beams and a wood-burning fireplace, that walks out to an expansive sun-soaked south-facing custom snowmelt stone patio, which centers around a welcoming gas fire pit, ideal for relaxing and taking in stunning mountain views of the Ashcroft Amphitheatre. A clean, minimalist aesthetic characterizes the completely remodeled home, featuring designer fixtures, plaster walls, and wide plank walnut flooring.

4 BD | 4 FULL, 1 HALF BA | 4,946 SF | 7.42 AC
\$11,500,000

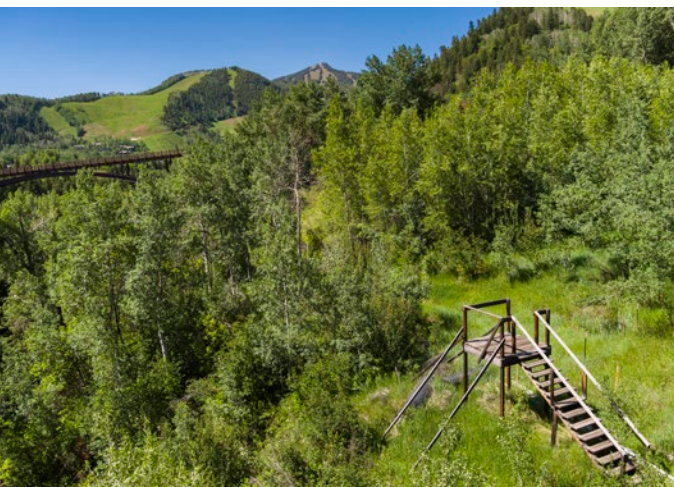
9888CASTLECREEK.COM

ASPEN | 9888 CASTLE CREEK ROAD





Ski-in, Ski-out at Maroon Creek



ASPEN | TBD TIEHACK ROAD

Discover Maroon Creek Lot 16, an exclusive 2.3-acre ski-in, ski-out property at Tiehack, boasting the closest driveway to the Tiehack Express Lift. This south-facing site enjoys abundant sunshine and panoramic views of Aspen Mountain, Red Mountain, and Highlands Ski Area. The property is vested for a 14,000 square-foot. residence without TDRs, exempt from affordable housing fees, and unaffected by new Pitkin County regulations as it lies within Aspen’s jurisdiction. Renowned architect Tom Kundig is directly involved in the current project that is ready for permit submission and can be scaled up in size or modified by the team at Olson Kundig pending a contract with a buyer.

2.38 AC, VESTED RIGHTS TO BUILD 14,000 SF
WITHOUT TDRS
\$10,500,000

MAROONCREEKASPEN.COM

ASPEN | TBD TIEHACK ROAD





One of Aspen's Last Remaining Ski-Accessible Lots



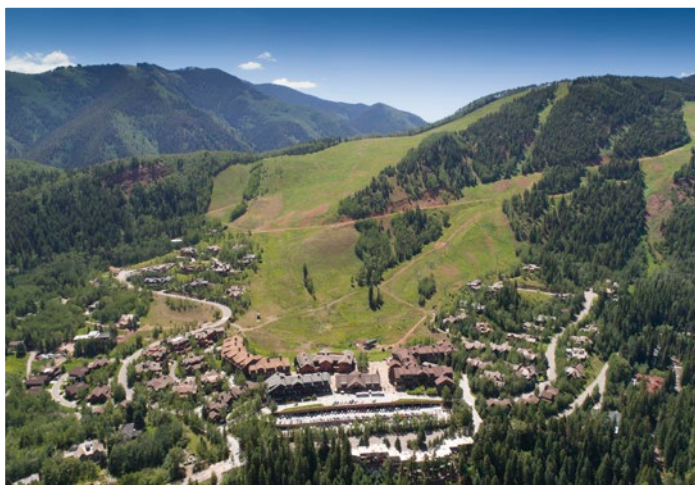
ASPEN | TBD EXHIBITION LANE LOT 13

This is a rare opportunity to develop a trophy home on one of the last remaining ski-accessible lots in all of Aspen. Situated at the highest point in Aspen Highlands, this mountainside homesite boasts spectacular views of the Tiehack cliffs and W. Willow and a private mountain meadow. The owner by rights is permitted to build a 9,000 SF home plus garage. Less than a mile to the Aspen schools and Recreation Center, an easy walk or bike to downtown or Aspen Country Day School, and favorable access to the Maroon Bells wilderness area make this location unmatched for convenience, privacy, recreation, and livability. The property includes access to the Ritz Carlton pool, gym, and spa.

BUILD 9,000 SF BY RIGHT WITHOUT TDR'S
\$5,995,000

ASPENHIGHLANDSLOT13.COM

ASPEN | TBD EXHIBITION LANE LOT 13





A Rare Union of Privacy, Practicality & Panoramic Views

SNOWMASS VILLAGE | 100 TERRACE LANE

100 Terrace Lane is distinguished by its rare blend of privacy, practicality, and panoramic mountain views. Situated on a flat half-acre at the end of a quiet street, the property features a fenced and beautifully landscaped front yard—an uncommon asset in Snowmass Village. Mature aspen and spruce trees, peonies, poppies, and gambel oak frame the yard, while a stream runs along the side and rear of the home. From the wraparound deck and trellised outdoor dining area, enjoy unobstructed views from Burnt Mountain and the Snowmass Ski Area to Ruthie’s Run on Aspen Mountain, overlooking Brush Creek Valley and the Snowmass Club Golf Course.

4 BD | 4 FULL BA | 3,092 SF | 5 AC
\$5,595,000

100TERRACELANE.COM





Beautifully Maintained Sunlit Home in Melton Ranch



SNOWMASS VILLAGE | 15 TERRACE DRIVE

Welcome to 15 Terrace Drive, a sunlit, beautifully maintained single-family home in the heart of Snowmass Village's beloved Melton Ranch 1 neighborhood. Privately situated among 30 mature spruce trees, Gambel oak, and lush irrigated perennial gardens, this 3-bedroom, 2-bathroom home offers sweeping south and east-facing views of Aspen Mountain, Burnt Mountain, and the Snowmass Ski Area. Inside, you'll find 2,457 square-feet of warm, inviting living space — from the light-filled great room with a gas fireplace and expansive deck overlooking Brush Creek Valley, to the thoughtfully designed kitchen featuring German cabinetry, Portuguese porcelain tile, and a skylight that pours in natural light.

3 BD | 2 FULL BA | 2,457 SF | .81 AC
\$4,750,000

15TERRACEDRIVE.COM



Southwest-facing views of Shadow Mountain, Silver Queen Gondola and Little Nell

ASPEN | 610 S. WEST END STREET, UNIT H-202

Ideally situated near the core of Downtown Aspen, Gant H-202 is a nicely updated second-floor residence in a quiet setting near the east pool area. Enjoy southwest-facing views of Shadow Mountain and the Silver Queen Gondola as it climbs Little Nell, all from a private walk-out, covered deck overlooking the tennis courts. H202 has an open concept living area that centers around the fireplace, scheduled to be upgraded to an electric water vapor model in the Fall of 2025. The kitchen features solid slab granite countertops, stainless steel appliances, and a three-seat breakfast bar.

2 BD | 2 FULL BA | 965 SF
\$3,500,000

GANTH202.COM





Convenient, South-facing Gant Condo, steps from Downtown Aspen



ASPEN | 610 S. WEST END STREET, UNIT D-105

There's a lot to love about Unit D105 at The Gant. This two-bedroom, two-bath unit stands out with its convenient ground-level, south-facing location, providing excellent sunlight and direct views of Aspen Mountain and Little Nell. Step out onto a private patio surrounded by mature, lush landscaping. Enjoy full access to The Gant's top-notch amenities, including the Molly Campbell Conference Center with rooftop terrace, Origin Café, fitness center, two pools, hot tubs, tennis and pickleball courts, and a friendly front desk and bell staff. The on-site rental management and concierge services are among the best in Aspen.

2 BD | 2 FULL BA | 975 SF
\$3,100,000

GANTD105.COM



Perched on the slopes of Fanny Hill,
a true ski-in, ski-out top floor retreat

SNOWMASS VILLAGE 105 CAMPGROUND LANE, UNIT 502

Perched on the slopes of Fanny Hill in the heart of Snowmass Village, Shadowbrook #502 delivers true ski-in, ski-out access and a fully reimagined top-floor retreat. Remodeled in 2023, this light-filled residence blends contemporary comfort with flexible living, including a brand-new kitchen with modern appliances, clean lines, and a spacious layout. The vaulted great room features slate flooring, a custom gas fireplace with sleek white stone surround, and a walk-out covered patio overlooking the pool, hot tubs, and ski slope.



2 BD | 3 FULL BA | 1,265 SF
\$3,195,000

SHADOWBROOK502.COM





Best Value in Base Village



SNOWMASS VILLAGE | HAYDEN LODGE, UNIT 2303

This oversized one-bedroom boasts a versatile flex space and is perfect for families and friends. With 1,018 square-feet directly above the Treehouse in Hayden Lodge, this unit is the perfect entry-level home in Base Village and offers unmatched value. Two full, extra-large bathrooms complement a large living/dining area and beautiful views of the Rim Trail that can be enjoyed from the private west-facing patio. Step out your door, grab your gear from the ski locker, and easily access the Village Express Chairlift and the Elk Camp Gondola for an exciting day on the slopes.



1 BD + FLEX ROOM | 2 FULL BA | 1,018 SF
\$1,850,000

HAYDENLODGESNOWMASS.COM

96 SNOWMASS VILLAGE MALL #430 |
TIMBERMILL COMMERCIAL SPACE

Snowmass Village Mall



Located in the heart of Snowmass Village Mall, this 4,675 square-foot commercial space spans the entire middle level of the Timbermill Building. Positioned slopeside on Fanny Hill—just below Venga Venga and next to the Skittles Lift, Four Mountain Sports, and the Aspen Snowmass Ticket Office—this prime location offers exceptional visibility and foot traffic. Expansive eastern-facing windows capture views of skiers descending Snowmass Ski Area, creating a dynamic, high-impact setting.

4,675 SF COMMERCIAL LEASE
\$35/SF NNN



96 SNOWMASS VILLAGE MALL #408 |
TIMBERMILL COMMERCIAL SPACE

Snowmass Village Mall

This prime location in Snowmass Village Mall is situated slopeside on Fanny Hill, just below Venga Venga. The 3,125 square-foot space offers exceptional eastern exposure, providing views of skiers descending the Snowmass Ski Area. The area is versatile and adaptable, making it ideal for retail, office space, showrooms, health and wellness services, or potential après ski food and beverage offerings.

3,125 SF COMMERCIAL LEASE
\$15/SF NNN



TEN Reasons to Choose Klug Properties

& ASPEN SNOWMASS SOTHEBY'S INTERNATIONAL REALTY

MISSION: Deliver fabled service, thoughtful and timely communication, and value at every opportunity to our clients and to be the #1 real estate sales team in Aspen Snowmass.

1. Market Knowledge

I am an expert on the Aspen Snowmass Real Estate Market. I study the market every day; this is not a hobby for me. I produce a monthly market snapshot and a quarterly in-depth Aspen Snowmass Market Report at klugproperties.com/market-report. I have been doing so for the past decade.

2. Global Reach

With 1,110 offices in 83 countries and 26,400 sales associates worldwide with \$143 billion in annual sales, we will get the word out in all of our feeder markets and beyond. I will leverage the number one real estate website in terms of time spent on site, and the largest audience in the real estate industry at youtube.com/sothebysrealty.

3. Availability & Support

Three full-time licensed real estate professionals born and raised in Colorado and the Roaring Fork Valley with over 25 years of combined real estate success and over \$1 billion in career sales. We love this community and what we do, and are passionate about sharing it and giving back.

4. Partnerships

I personally share my exclusive listings with the top Sotheby's International Realty brokers across the country through my Sotheby's Market Leaders membership at klugproperties.com/partners, and Colorado Ski Towns partners, klugproperties.com/ski-town-partners.

5. Social Media & Sphere

I maintain the most expansive social media platform in the local brokerage community with over 30,000 subscribers or followers. Klug Properties sends a bi-weekly digital newsletter with the latest market stats, insights, and Aspen Snowmass happenings to our sphere of over 2,500 buyers, sellers, and partners.

6. Living Aspen Magazine

40,000 copies distributed annually in key locations including insertion in The Aspen Times during the busiest times of the year, and mailings to every homeowner in the upper Roaring Fork Valley summer and winter, LivingAspenMagazine.com.

7. The ASSIR Advantage

192 Aspen Snowmass Sotheby's International Realty Brokers in 10 offices throughout the Roaring Fork Valley with a 29% luxury market share between Aspen and Snowmass in 2023. Bigger is better when it comes to generating positive PR!

8. Video

Twenty-five years of broadcast experience as a professional athlete has allowed me time in front of the camera, while focusing on messaging and details that matter. We will create a professional video tour of your property including aerial drone footage and share it at klugproperties.com/videos, youtube.com/klugproperties, and youtube.com/sothebysrealty. I will also film a virtual open house tour.

9. Website

Your property will be featured on the home page of klugproperties.com, the #1 broker site in the local brokerage community with 7,000 average monthly users. Your property will have its own custom website with photography, video, virtual tour, map, description, and due diligence docs.

10. Negotiation Expertise

I am a Certified Negotiation Expert. I will represent your interests first and foremost, while working collaboratively with fellow brokers to help achieve the best possible result for you in the most efficient manner possible. Honesty, Integrity, and Commitment are my mantra. I will work hard to get the job done for you without compromising my ethics or professionalism.

Over a Billion Dollars in Sales

2025 Sales & Pending Sales



602 Eppley
\$24,000,000



175 White Horse Springs
\$12,570,000



353 Terrace Drive
\$11,550,000



926 W. Francis Street
\$11,055,000



253 Liberty Lane
\$6,500,000

Over a Billion Dollars in Sales

2025 Sales & Pending Sales



748 S. Galena Street Unit 4D
\$5,800,000



7102 Blue Creek Trail
\$5,100,000



610 S. West End Street Unit B-202
\$3,750,000



360 Wood Road, Unit 313
\$3,600,000



400 Wood Road Unit H-2212
\$2,150,000

Under Contract



1650 McLain Flats Road
\$44,500,000



88 Lower Hurricane
\$3,750,000



855 Carriage Way Unit 303
\$3,650,000



Testimonials

WHAT OUR CLIENTS ARE SAYING ABOUT US



My experience working with Chris and his team was fantastic! I landed in the Roaring Fork Valley after becoming single in my 50s. As I navigated this difficult life change, Chris' team was incredibly supportive and helpful. Eric was outstanding. From day one, he showed me beautiful homes, listened to my needs, and helped me figure out exactly how to achieve my goals. I purchased a brand-new home, and Eric was well-organized, confident, and he communicated our extensive punch list to the builder in a thoughtful, respectful, and professional way. When it came to negotiating this complex deal, Chris and Eric were brilliant. The deal was "saved" twice by this amazing team! Dylan answered my endless questions, and kept everyone on track with reminders, updates, and next step action items. – **Julia J.**



We were able to purchase our home within weeks -- not easy coming from another state, and not easy during Covid! Chris was always available, seemingly in the middle of the night at times, to review options, set appointments, and make sure we understood the process and market. Even after signing our contract, we had an incredibly tight window to close. Chris had a great set of local vendors, inspectors, and other pros to pull everything together on time with zero slips. He was also able to negotiate meaningful concessions from the Seller after the pre-purchase inspection. Chris knows the market and understood how to navigate it. To do all of this, in a matter of weeks, during very difficult circumstances was quite a feat. He has our highest recommendation! – **Matt A.**



It's not easy to select the realtor you trust with the sale of the home you've loved and nurtured for 22 years. A good friend recommended Chris to us, emphasizing what soon became obvious to us in working with him each day: the expertise, diligent hard work and attention to detail he applies to every step of the process. It really impressed us that he encourages any questions we might have and responds immediately to texts and phone calls. We enthusiastically recommend Chris and his excellent and professional team! – **Diane & Gaines N.**



I have recently worked with Chris and his uber-efficient support team both as Seller and Buyer. He proved to be the ultimate professional on both transactions, which had to be conducted at warp speed in this current market. He priced each property accurately, called in local inspection and repair teams at short notice to overcome potential deal breakers, prevented me from overpaying in price negotiations and reached agreement with the other brokers to achieve my objectives in both cases. He enabled two complex transactions to be completed with simplicity and relative ease. I cannot recommend him more highly – appoint him to represent you and let him show you his class! – **Richard C.**



Working with Chris and his team was a pleasure. It was reassuring to know that besides having the expertise and connections of Chris' years of experience in the Aspen market, we also had the depth and resources of his team to handle every detail to make sure things went smoothly. – **Jonathan F.**



We've conducted three transactions with Klug Properties over the past seven years and had an excellent experience every time, and we receive the same feedback from the multiple parties that we have referred him to as well. Chris Klug's knowledge of the real estate market up and down the Roaring Fork Valley is second to none. His team members are exceptional and Chris has consistently demonstrated strong negotiation skills, incredibly responsive service and is always willing to provide above and beyond the typical scope of services, including finding resources of every nature needed for both pre- and post- closing activities. We have the highest degree of confidence in his opinions and recommendations which has proven to yield a superior outcome each and every time. Klug Properties is not only among the most reputable firms in the Roaring Fork Valley but will deliver fantastic results in the end and keep expectations realistic. – **Randy & Julie B.**



Chris Klug and his team were essential to the success of selling our family home in Snowmass. Chris was always responsive, knowledgeable and attentive. Every aspect of the listing, showings, negotiations, contract, due diligence and most importantly closing were handled by Chris and his team with the utmost professionalism and care for our family. Chris comes highly recommended from all of us. – **Brian R.**

Sotheby's International Realty Market Leaders

46 Sotheby's International Realty Market Leaders Sold \$8.2+ Billion in 2024



MARKET
LEADERS

I am honored to be an esteemed member of the exclusive Sotheby's International Realty Market Leaders Group, which stands as the first and only global agent association of its kind. Comprising some of the industry's most accomplished agents across the world's most prestigious destinations, this distinguished group offers unparalleled industry intelligence, visionary thought leadership, and strategic introductions for our valued clients. By harnessing invaluable insights, unrivaled access, and extensive expertise across local, national, and international platforms, Market Leaders presents a cohesive and forward-thinking resource. The industry's Best and Brightest are at your Service!



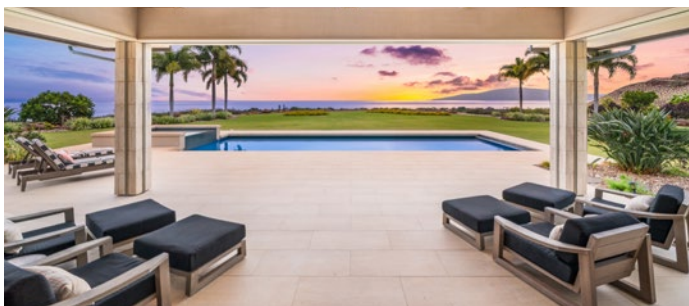
8 BED | 8 FULL, 2 HALF BATH | 7,803 SF | 2.02 AC | \$000,000,000

Villa Serena on Lake Austin, Texas 78731 | A waterfront sanctuary
Kumara Wilcoxon | Kuper Sotheby's International Realty



5 BD | 6 FULL, 1 HALF BA | 6,922 SF | 17,200 LOT SF | \$18,000,000

510 North Lake Way, Palm Beach, Florida
Frances and Todd Peter
Palm Beach Sotheby's International Realty



4 BD | 5 FULL BA | 4,417 SF | 5.84 AC | \$12,500,000

533 Luawai, Olowalu
Ryan MacLaughlin and Tiffany Peralto
Island Sotheby's International Realty

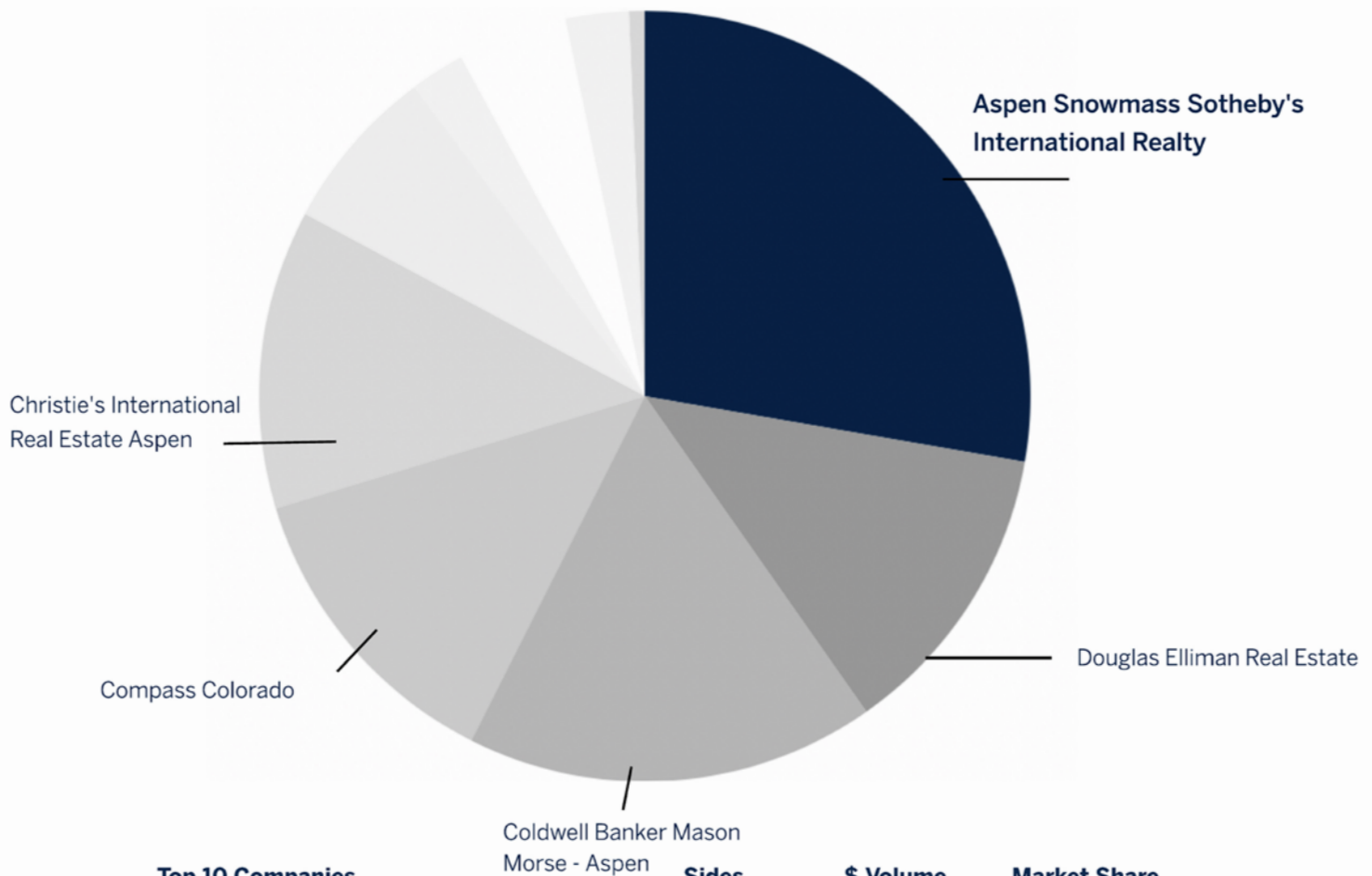


6 BD | 7 FULL, 1 HALF BA | 7,636 SF | .64 AC | \$14,995,000

180 Solano Prado, Coral Gables, FL 33156
Dennis Carvajal | One Sotheby's International Realty

The Luxury Market

Closings Over \$5 Million in Aspen & Snowmass Village



Top 10 Companies	Sides	\$ Volume	Market Share
1 Aspen Snowmass Sotheby's International	61.5	\$741,849,500	21.99%
2 Douglas Elliman Real Estate	28.5	\$583,478,712	17.30%
3 Coldwell Banker Mason Morse - Aspen	26	\$506,857,220	15.03%
4 Compass Colorado	35	\$454,657,000	13.48%
5 Christie's International Real Estate Aspen	26	\$367,090,000	10.88%
6 Engel & Volkers	18.5	\$205,577,000	6.09%
7 Whitman Fine Properties	3.5	\$86,640,000	2.57%
8 Slifer Smith & Frampton RFV	7	\$69,970,000	2.07%
9 Alpine Property Management	5	\$62,770,000	1.86%
10 Plus Real Estate	5	\$48,861,612	1.45%
All Others	20	\$214,819,500	7.29%

All closings from January 1 through September 30, 2025. Information is deemed to be reliable, but is not guaranteed. Source: The Aspen Glenwood MLS