



The Crested Butte Real Estate and Community Newsletter

Brought to you by Corey Dwan of Benson Sotheby's International Realty

With the arrival of cool, crisp days our beautiful valley is experiencing the beginning of the fall season. Yellow, gold and orange aspen leaves are beginning to appear as more and more summer visitors leave the valley to return home making this one of the best times of the year to visit. Historically, a very dry and cool time of the year, September holds many activities and events for you to experience along with the beautiful backdrop of the blanketed fall colors.

Crested Butte Market Update

Real estate sales have continued dramatically with [134 sales of condos and single family homes](#) in the upper valley now representing a 30% increase over the same period last year. It is evident with \$57,108,553 in sales and another 41 transactions of over \$22,000,000 more [under contract](#) that buyers are taking advantage of the substantial decrease in median list prices this year. Yet, it is also clear the affluent buyer that knows what they want are spending their disposable income as seen with nine [high end homes](#) in the towns of Crested Butte and Mt. Crested Butte that have sold and/or have gone under contract in the last month with an average price per square foot of \$564!

Land sales are on the rise as well with [21 transactions](#) so far this year for a total of \$2,984,800 representing a 38% increase over same period last year. Another \$1,515,800 worth of land is currently [under contract](#) and due to close soon.



Unit 503 The Buttes, Mt. Crested Butte
\$299,000



38 Ruby Drive, Mt. Crested Butte
\$229,000



116 Whiterock Ave, Crested Butte
\$475,000



In This Issue:

- Real Estate Market Update
- CBMR Capital Improvements
- USA Pro Cycling Challenge
- Paragon People's Fair
- Mt. CB Beer and Chili Festival
- Superfly 2011
- Vinotok
- Oh Be Joyful Gallery

[Featured Listings](#)
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329 Maroon Avenue, Crested Butte
\$1,595,000

Crested Butte Mountain Resort Capital Improvements

Crested Butte Mountain Resort (CBMR) kicks off the 2011-2012 season with improvements in all areas of operations, ensuring continued focus on the guest experience. Enhancements include: a new Zipline Tour for the summer and winter seasons; renovations to the Paradise Warming House restaurant; a new fleet of high-end demo gear and a new Learn-to-Ride snowboard fleet for women and children; and a partnership with Patagonia for new employee uniforms over the next couple of seasons and products for the resort's retail outlets. The coming season also concludes CBMR's yearlong celebration of 50 years of skiing with an opening day tribute on November 23, 2011.

"We've concentrated our efforts on enhancements that will resonate with our guests," said Ethan Mueller, vice president and general manager of CBMR. "The new Zipline Tour is a great example; it has been a huge hit this summer and we have no doubt it will offer a memorable winter adventure opportunity."

The new Crested Butte Zipline Tour opened June 28 after much anticipation and more spring snow than anticipated. The guided tour includes five zip lines and three suspended bridges that have been uniquely adapted to accommodate winter operations. The Crested Butte Zipline Tour is available during the summer, fall and winter seasons; the resort will offer the only guided zipline tour at a Colorado ski resort, and one of the only winter canopy tour operations in the state.

Renovations to the Paradise Warming House, CBMR's mid-mountain cafeteria-style on-mountain restaurant, include a food line redesign and an updated look and feel. The remodel will improve service and use of space, while preserving the casual, come-as-you-are atmosphere that Crested Butte is famous for. CBMR will update its rental fleet with new high-end demo skis and snowboards, featuring brands such as Rossignol, Salomon, RAMP, Nordica, Atomic, and 4-fnt. The resort is also purchasing new Burton Learn-to-Ride (LTR) snowboards, to enhance the women's and children's fleets.

And, thanks to the resort's new partnership with Patagonia, CBMR retail outlets will carry an entire line from this stand-out outdoor apparel manufacturer and staff will be outfitted in new uniforms featuring Gore-Tex throughout the next two years.



821 Fern Creek Road, Creede
\$4,195,000



142 Larkspur Loop, Crested Butte
\$118,000

In addition to all of the capital improvements that have taken place since the Muellers joined the resort, CBMR has made great strides in becoming a "greener" resort. In 2010, CBMR joined the Colorado Industrial Energy Challenge (CIEC), as one of 13 charter members in the state. By signing on, the resort committed to reducing energy consumption by two percent each year for five consecutive years, using 2008 as the base year. In June of 2011, CBMR won the Excellence in Energy Efficiency award from Governor John Hickenlooper and the Governor's Energy Office for reducing energy use by 18.9 percent in the first year.

USA Pro Cycling Challenge a Huge Success

"Crested Butte was unbelievable. It was a home run," said Sean Petty, the chief operating officer of USA Cycling, the governing body for the sport in the United States. "To see this on a Tuesday afternoon and experience the finish was great for a first-year event. It felt like a stage in the Tour de France."

"Everyone had a smile. Everyone had a blast. Everyone was screaming at the finish line. That in itself says success," said local organizing committee co-chair Aaron Huckstep. His counterpart, Dave Ochs, seconded the sentiment. "Hot damn. It happened and it happened well," he said. "The production guys say we get a 99.9, and they said they never give out accolades that high."

[Click here](#) for full story.

Paragon People's Fair - Sept. 3rd and 4th

If you haven't been to Crested Butte to experience the homespun cultural experience of People's Fair then you haven't seen this awesome town at its finest! For the past 20 years the Paragon Gallery artists have hosted the this annual event, an eclectic mix of 70 booths selling unique regional arts and crafts, collectibles and antiques, preserved food from local gardens, music, and more in a fun, family oriented environment. Reasonably priced items make this fair affordable for everyone and a must for treasure hunters!

[Click here](#) for more information.

Mt. Crested Butte Fall Festival of Beers and Chili Cook-Off - Sept. 10th

With 15+ breweries expected to attend and former Widespread Panic guitarist Sam Holt and his all star band on tap, the Crested Butte / Mt. Crested Butte Chamber is gearing up for another awesome Mt. Crested Butte Fall Festival of Beers and Chili Cook-off. Gates open at noon on Saturday, September 10th, and the festivities go until 6PM. Admission is only \$25 for chili sampling (from noon-2, while supplies last), an unlimited beer tasting from noon-3, and music from Better Late Than Never, The Springdale Quartet, and the Sam Holt Band!

Do you have a first-rate or unusual chili recipe? If so, participate in the chili contest, which is free to enter. All you need to do is make up 3 gallons of your best and bring it to the festival where attendees will vote on their favorite chili in the following categories: International Chili Society Red (No Beans or Fillers), Anything Goes, Professionals Only (Restaurant Owners and Chefs) Vegetarian, and Green. Winners of each category will receive great prizes, and the overall winner gets \$150. Chili participants get two free and two 1/2 price entries to the Festival. Be safe and take Mountain Express or utilize the free Safe Ride service. If you are interested in participating in the Chili Cook-off, or if you would like to volunteer and receive free admittance to the event, then please stop by the Chamber or call Scott at 349-6438.

22nd Annual Superfly 2011 - Sept. 9th and 10th

Join the Gunnison Chapter of Trout Unlimited for the 22nd Annual SUPERFLY 2011! September 9-10 Teams of 2 anglers each will fish private and public water to compete for the most inches of trout. A classic 2-fly contest, which includes a commemorative shirt & hat, reception Friday night, breakfast, lunch and a barbeque dinner Saturday night. Entry fee is \$500 per team.

If you are not fishing in Superfly but would like to attend for the barbeque 6:30 Saturday night at The Almont Resort, tickets are available for \$20 each. Following the banquet will be the awards ceremony, prizes for the winners then the raffle & auction items will be awarded. Partial proceeds from Superfly will fund the Colorado Trout Unlimited Youth Conservation Camp in 2012.

All the details, rules and schedule for Superfly are on our web site at GunnisonTU.org. But please don't hesitate to contact Mark Day at 970-641-7404 with any questions you may have.

[Click here](#) for more details.

Vinotok - Sept. 24th

The community puts the Grump on trial with harvest maiden dances, and a play of the Harvest Mother, Dragon, Knight and Green Man. The performance is amplified and lit so the community can hear and see the tale on the temporary stage located at Elk Avenue in front of the Eldo at 7:30 p.m.

For a complete list of Crested Butte and Gunnison activities please [click here](#).



474 Deep Creek Road, Creede
\$1,595,000



309 Third Street, Crested Butte
\$985,000



651 Gothic Road, Unit 504E
\$209,000

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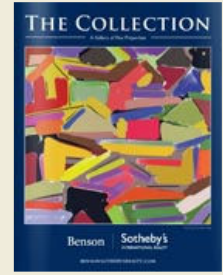
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