

3-Up Comparison

Prepared By: Meredith Amon

Listings as of 10/02/18 at 12:59 pm



Ref#	1743 Falcon DR S1008897	105 Game Trail RD S1009778	1811 Falcon DR S1010598
Status	Active	Active	Active
City	SILVERTHORNE	SILVERTHORNE	SILVERTHORNE
County	Summit	Summit	Summit
Subdiv/Complex			
Unit #			
Sub-Type	Single Family	Single Family	Single Family
# Bedrooms	4	4	4
# Full Baths	3	1	1
# 3/4 Baths	0	2	3
# 1/2 Baths	1	1	0
Year Built	2001	2018	1995
Liv Area Sqft	3,869.00	2,843.00	4,525.00
Construction	Poured In Place Foundation, Stucco, W	Wood Frame	Stucco, Wood Frame
Roof	Asphalt	Asphalt	Asphalt
Addition Rooms	Breakfast Nook, Family Room, Great R	See Remarks	Breakfast Nook, Family Room, Great R
Interior Features	Cable Available, Deck, Fireplace - Gas,	Cable Available, Fireplace - Gas, Patio	Cable Available, Deck, Fireplace - Gas,
Appliances	CookTopElect, Dishwasher, Disposal, M	Dishwasher, Disposal, Microwave, Ran	CookTopGas, Dishwasher, Disposal, Mi
Laundry	Dryer, Washer	See Remarks	Dryer - Electric, Washer
Garage	2 Car Garage	2 Car Garage	2 Car Garage
Acreage	0.31	0.45	0.66
Facilities	Clubhouse	See Remarks	Clubhouse
Amenities	Cross Country Trails, Golf - Public, Hiki	Hiking / Pedestrian Trails	Cross Country Trails, Golf - Public, Hiki
View	Golf Course, Mountains, South Facing,	Mountains	Meadow, Mountains
Heating	Forced Air, Natural Gas, Solar, Wood S	See Remarks	Natural Gas, Radiant
Water Heating	Electric, Solar	See Remarks	Gas, Individual
Sewer/Septic	Connected to Sewer	Connected to Sewer	Connected to Sewer
Avail Utilities	Cable Tv, City Sewer, City Water, Elect	Cable Tv, District Sewer, District Water,	Cable Tv, City Sewer, City Water, Elect
Contract Date	05/07/2018	06/22/2018	08/31/2018
Sold Date			
List Price	\$1,079,000	\$1,200,000	\$1,372,000
Sold Price			
List Price/SqFt	\$279.00	\$422.00	\$303.00
Sold Price/SqFt	\$278.88	\$422.09	\$303.20
SP/LP Ratio			
Tax Amount	\$4,928.43	\$3,047.84	\$3,385.47

3-Up Comparison

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Ref#	1713 Falcon DR S1010916	165 Easy Bend TRL S1011073	580 Two Cabins DR S1008064
Status	Active	Active	Active
City	SILVERTHORNE	SILVERTHORNE	SILVERTHORNE
County	Summit	Summit	Summit
Subdiv/Complex			
Unit #			
Sub-Type	Single Family	Single Family	Single Family
# Bedrooms	4	4	5
# Full Baths	4	2	2
# 3/4 Baths	0	2	2
# 1/2 Baths	0	1	1
Year Built	1997	2001	2005
Liv Area Sqft	3,813.00	4,100.00	3,950.00
Construction	Poured In Place Foundation	Wood Frame	Wood Frame
Roof	Asphalt	Asphalt	Metal
Addition Rooms	See Remarks	Basement Finished, Dining Room, Fam	Basement Finished, Exercise Room, Gr
Interior Features	Cable Available, Deck, Fireplace - Gas,	Cable Available, Deck, Fireplace - Gas,	Deck, Fireplace - Gas, Ground Floor M
Appliances	CookTopGas, Dishwasher, Disposal, Mi	CookTopGas, Dishwasher, Disposal, Mi	Dishwasher, Disposal, Microwave, Ran
Laundry	Dryer, Washer	Dryer, Washer	Dryer, Washer
Garage	2 Car Garage, Attached	2 Car Garage	2 Car Garage
Acreage	0.31	1.30	1.47
Facilities	Clubhouse, OnBusLine	Clubhouse	Clubhouse
Amenities	Community Center, Cross Country Trail	Community Center, Cross Country Trail	Golf - Public, Hiking / Pedestrian Trails
View	Golf Course, Meadow, Mountains	Golf Course, Mountains	Mountains, Woods
Heating	Natural Gas, Radiant	Natural Gas, Radiant	Radiant
Water Heating	Gas	Gas	Gas
Sewer/Septic	Connected to Sewer	Connected to Sewer	Connected to Sewer
Avail Utilities	Cable Tv, City Sewer, City Water, Elect	Cable Tv, City Sewer, City Water, Elect	District Sewer, District Water
Contract Date	09/13/2018	09/28/2018	03/01/2018
Sold Date			
List Price	\$1,460,000	\$1,600,000	\$1,675,000
Sold Price			
List Price/SqFt	\$383.00	\$390.00	\$424.00
Sold Price/SqFt	\$382.90	\$390.24	\$424.05
SP/LP Ratio			
Tax Amount	\$4,487.39	\$6,860.04	\$6,283.79

3-Up Comparison

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	515 Two Cabins DR	705 Golden Eagle RD	230 Two Cabins DR
Ref#	S1010886	S1009933	S1009508
Status	Active	Active	Active
City	SILVERTHORNE	SILVERTHORNE	SILVERTHORNE
County	Summit	Summit	Summit
Subdiv/Complex			
Unit #			
Sub-Type	Single Family	Single Family	Single Family
# Bedrooms	4	4	4
# Full Baths	4	4	2
# 3/4 Baths	0	0	2
# 1/2 Baths	1	1	1
Year Built	2005	2004	2000
Liv Area Sqft	3,882.00	4,366.00	4,310.00
Construction	Poured In Place Foundation	Poured In Place Foundation	Wood Frame
Roof	Asphalt, Metal	Asphalt	Asphalt
Addition Rooms	Basement Finished, Family Room, Gre	Basement Finished, Family Room, Kitc	Basement Partly Finished, Dining Room
Interior Features	Cable Available, Deck, Fireplace - Gas,	Cable Available, Deck, Fireplace - Gas,	Cable Available, Deck, Fireplace - Gas,
Appliances	CookTopGas, Dishwasher, Disposal, Mi	Compactor, CookTopElect, Dishwasher	CookTopGas, Dishwasher, Microwave,
Laundry	Dryer, Washer	Dryer, Washer	Dryer, Washer
Garage	2 Car Garage, Attached, Surface	2 Car Garage, Attached	3 Car Garage, Attached
Acreage	0.56	0.46	0.71
Facilities	Clubhouse	Clubhouse, See Remarks	None
Amenities	Community Center, Cross Country Trail	Community Center, Golf - Public, Health	Cross Country Trails, Golf - Public, Hiki
View	Mountains, Woods	Golf Course, Mountains, Woods	Mountains, South Facing, Valley, Wood
Heating	Radiant	Natural Gas, Radiant	Radiant
Water Heating	Gas	See Remarks	Gas
Sewer/Septic	Connected to Sewer	Connected to Sewer	Connected to Sewer
Avail Utilities	Cable Tv, City Sewer, City Water, Elect	Cable Tv, City Sewer, City Water, Elect	Cable Tv, City Sewer, City Water, Elect
Contract Date	09/21/2018	07/03/2018	06/08/2018
Sold Date			
List Price	\$1,750,000	\$1,775,000	\$1,780,000
Sold Price			
List Price/SqFt	\$451.00	\$407.00	\$413.00
Sold Price/SqFt	\$450.80	\$406.55	\$412.99
SP/LP Ratio			
Tax Amount	\$6,606.41	\$6,613.56	\$4,188.41

3-Up Comparison

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Listings as of 10/02/18 at 12:59 pm



	200 Middle Park CT	279 TWO CABINS DR	145 Highline Crossing
Ref#	S1007660	S1009926	S1010806
Status	Active	Active	Active
City	SILVERTHORNE	SILVERTHORNE	SILVERTHORNE
County	Summit	Summit	Summit
Subdiv/Complex			
Unit #			
Sub-Type	Single Family	Single Family	Single Family
# Bedrooms	4	4	5
# Full Baths	4	4	2
# 3/4 Baths	0	0	3
# 1/2 Baths	1	1	1
Year Built	2001	2004	2016
Liv Area Sqft	4,913.00	4,128.00	5,722.00
Construction	Wood Frame	Log	Poured In Place Foundation, Wood Frai
Roof	Asphalt, Metal	Asphalt	Asphalt
Addition Rooms	Basement Finished, Exercise Room, Fa	Dining Room, Exercise Room, Family R	Basement Finished, Dining Room, Exer
Interior Features	Cable Available, Deck, Fireplace - Gas,	Fireplace - Gas, Jetted Bathtub, Multi-L	Air Conditioning, Deck, Fireplace - Gas,
Appliances	CookTopGas, Dishwasher, Disposal, Mi	Compactor, Dishwasher, Disposal, Micr	Dishwasher, Disposal, Microwave, Ran
Laundry	Dryer, Washer	Dryer, Washer	Dryer, Washer
Garage	3 Car Garage, Attached, Over 3 Car Ga	Attached, Over 3 Car Garage	3 Car Garage
Acreage	0.58	2.38	0.84
Facilities	Clubhouse	Clubhouse	Clubhouse
Amenities	Community Center, Cross Country Trail	Community Center, Golf - Public, Hiking	Cross Country Trails, Golf - Public, Hiki
View	Lake, Mountains, Ski Slopes, Woods	Creek / River, Meadow, Mountains, See	Lake, Meadow, Mountains, See Remark
Heating	Radiant	Radiant	Forced Air
Water Heating	Gas	Gas	Gas
Sewer/Septic	Connected to Sewer	Connected to Sewer	Connected to Sewer
Avail Utilities	Cable Tv, City Sewer, City Water, Elect	Cable Tv, City Sewer, City Water, Elect	Cable Tv, City Sewer, City Water, Elect
Contract Date	01/19/2018	07/01/2018	09/18/2018
Sold Date			
List Price	\$1,850,000	\$2,495,000	\$2,674,000
Sold Price			
List Price/SqFt	\$377.00	\$604.00	\$467.00
Sold Price/SqFt	\$376.55	\$604.41	\$467.32
SP/LP Ratio			
Tax Amount	\$6,214.66	\$6,700.00	\$2,573.91

3-Up Comparison

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	160 Bull Lake CT
Ref#	S1009653
Status	Active
City	SILVERTHORNE
County	Summit
Subdiv/Complex	
Unit #	
Sub-Type	Single Family
# Bedrooms	4
# Full Baths	3
# 3/4 Baths	1
# 1/2 Baths	1
Year Built	2005
Liv Area Sqft	6,782.00
Construction	Wood Frame
Roof	Slate
Addition Rooms	Great Room, Wine Cellar
Interior Features	Cable Available, Deck, Fireplace - Gas,
Appliances	Dishwasher, Disposal, Microwave, Range
Laundry	Dryer, Washer
Garage	3 Car Garage, Attached
Acreage	0.70
Facilities	Clubhouse
Amenities	Cross Country Trails, Golf - Public, Hiking
View	Golf Course, Mountains
Heating	Natural Gas, Radiant
Water Heating	Gas
Sewer/Septic	Connected to Sewer
Avail Utilities	Cable Tv, City Sewer, City Water, Electric
Contract Date	07/05/2018
Sold Date	
List Price	\$2,695,000
Sold Price	
List Price/SqFt	\$397.00
Sold Price/SqFt	\$397.38
SP/LP Ratio	
Tax Amount	\$8,095.14