

San Miguel County Real Estate Data

March, 2004

Single Family Homes in Telluride

Date of Sale	Legal	Address	Price	Bldg. Sq. Ft.	Bldg. Cost per Sq. Ft.	Lot Size	Land Sq.	*Land Value	*Adjusted Bldg. Cost per Sq. Ft.	Special Features	Year Built	Bdrs	Baths	Grantor	Grantee	Grantee Address	Reception # & Schedule #	Lender	Loan Amount	Approx Tax/Year	
Mar 1, 2004	Lot 32, Block 5, West Telluride	432 W. Colorado Ave.	\$995,000	1,564	\$636	25 x 117.5	2,938	\$315,000	\$435	Historic two story residence (782sf each floor) with bay window and Victorian trim exterior detail; completely original interior including light fixtures, elaborately carved hinges, oak trim, "pocket" doors, and some antiques; small rear enclosed porch (63sf), open entry porch (16sf) with small gable roof, terrace/patio (64sf), and separate historic shed (228sf) shared with adjacent property owner; located on W. Main St. (Colorado Ave.) with wrought iron fenced yard (NOTE: structure in need of major remodel and updating)	1888	3	2	Elizabeth Smith	Cohen Family Trust	24858 Malibu Rd., Malibu, CA 90265	364455				\$2,139
Mar 15, 2004	Lots 19 & 20, Block 28, East Telluride	501 E. Colorado Ave.	\$1,800,000	3,971	\$453	50 x 125	6,251	\$656,250	\$288	Spacious three story (1224sf + 1908sf + 810sf) fully FURNISHED Victorian replica with bay windows, turret, and elaborate trim detail; interior custom oak trim throughout, with stained, leaded, and beveled glass windows, and partially remodeled in '01; main level: kitchen, dining area, and living room, plus half bath and office; mid-level: 2 bdrs with shared bath, and master bdr/ bath with jetted tub; upper level: 1 bdr/ 1 bath with jetted tub, and separate caretaker's apartment above garage with 1 bdr/ 1 bath, 2nd kitchen and living room; exterior solar panel collectors, octagonal terrace (6.5' sides), upper and lower L-shaped decks (88sf + 62sf facing SE, and 72sf + 36sf facing SW), and attached 2-car garage (528sf) with cement parking area (204sf); situated across from entrance to Town Park (NOTE1: Buyer simultaneously purchased adjacent vacant Lot 18; NOTE2: FURNISHINGS sold separately by \$600K Bill of Sale)	1983	6	4.5	Carol & George Biel	Mark Burchill	84 Dune Rd., Quogue, NY 11959	364697	10150-02077	First Western Mortgage Services, Inc. (also included Lot 18 as collateral)	\$1,000,000	\$4,954
Mar 16, 2004	North Maple Condos, Units 1 & 2 (replat of Lots 1, 2, & 3, Block 17, East Telluride)	503 E. Columbia	\$329,000	1,562	\$211		4,933	\$464,566	-\$87	Historic two story structure (1300sf + 261sf) originally built in 1899; complete interior and exterior renovation in '84 converted house into duplex; remodeled in '93 and converted back to single family home with only one kitchen and one sleeping loft (157sf) (NOTE: probably NOT valid comparable, appears to be in-family transaction; description based on best information available, and price probably included no commission)	1899	3	1	Cleveland Justis	Robert Justis, Jr.	27 Howard Ave., Rutland, VT 05701	364732	10116-76013	Bank of America	\$333,700	\$1,895

Total Number of Sales: 3

Total Dollar Value of Sales: \$3,124,000