

real estate

HOMES FOR SALE

As ski season opens, a ski-in lodge at Steamboat has luxury condos set for auction, bids from \$95,000



On the Home Front
Mark Semadeni

Up in 'Ski Town U.S.A.,' it's a little hard to overstate what developers created for vacationers at Trailhead Lodge, a lavishly designed Bavarian-styled condominium beside a new gondola to Steamboat Mountain that's the centerpiece of the Wildhorse Meadows master-

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plan. The units are trimmed with floor-to-ceiling fireplaces and walnut flooring; there's a resort quality pool, granite-tiled hot tubs and a fitness center, and the gondola is literally right out the front door.

if you go...

WHEN: Auction of 30 resort condos, Trailhead Lodge at Wildhorse Meadows in Steamboat, 1440 S. Beckwelder, British pool & amenities, steps from Wildhorse Gondola; opening bids as low as 18% of 2007-09 pricing. Preview at 11:30 to Mt. Werner Mt. Ski Area walk, night 0.5 mi. to Pine Grove Rd. Left an hour. Dec. 15 auction on site at Denver Marriott City Center **PRICE:** Opening bids from \$95,000. **WHEN:** Four day, auction 1 p.m. Sat., Dec. 15; practice Dec. 8. **PHONE:** 970-470-7050 **WEB:** SteamboatSpringAuction.com

2007 when Trailhead Lodge's 86 condos opened for sale (studios were priced from \$640,000 and one 2-bedroom plus-den was \$1.375 million). Fast-forward to this week when Steamboat opens its legendary mountain (Nov. 21) and you'll see Wildhorse Gondola up and operating, with the last 30 of Trailhead Lodge's homes headed for auction at starting bids that are a whopper of their pricing four years back — from as little as \$95,000.

Some opening bids are set 18 percent of what they were then, according to Bhatt Winchell of Beverly Hills-based Kennedy Wilson Auction Group. Last May, Kennedy Wilson auctioned off 39 of Trailhead's units at an event in Denver, three hours from Steamboat. Dec. 15 auction on site after last skier had left town. This final auction, Saturday, Dec. 15, will be right on site at a time when real skiers are on the slopes. (There'll be a satellite event at Denver City Center Marriott as you can bid on line.)

"The sellers are very motivated," said Winchell, who'd just returned



Visitors can tour Trailhead Lodge's new-style 25-meter pool, granite-tiled hot tubs, and gondola to the base of Steamboat Mountain, in advance of next month's auction.

from a successful Kennedy Wilson auction at a Spanish resort. "Now we're coming into high season, with a chance to buy into a sold-out project. Lots of people will already be vacationing on the mountain, and we're seeing lots of interest from outside Colorado, along with people who were on the fence at the last event." You have exactly one month to come see the sizes (some 2-bed-plus-dens are 1,630 square feet); take in

the views (many from 4th and 8th floors); ride the gondola and see the amenities. "There's a plan for everyone," Winchell noted. "Some will be looking for size, some for more affordability." If you've never been through, Kennedy Wilson will stage a practice Dec. 8. Starting bids are at SteamboatSpringAuction.com and if you prefer not to be on site, you can follow everything real-time. Kennedy Wilson reps are waiting

this weekend and daily, right through to the auction. Take U.S. 40 west to the Mt. Werner ski exit and turn right on Pine Grove or download a registration form on line. Broker co-ops are offered.

Mark Semadeni writes on real estate and business; you can email him at msemadeni@denverpost.com. You can read of Mark Semadeni's columns at denverpost.com/RealEstate.

Fuller Sotheby's sponsors City Slicker Soirée

Fuller Sotheby's International Realty (FSIR) recently sponsored the second annual City Slicker Soirée to benefit Roundup River Ranch, the camp where kids with chronic and life-threatening illnesses can enjoy the joys of childhood for free — forever.

With over 250 people in attendance, the event raised nearly \$150,000 to benefit the camp, equivalent to a week-long camp session for 60 children. "We are grateful for the support we received from all who attended the City Slicker Soirée," said Ruth Johnson, president and CEO of Roundup River Ranch.

FSIR broker associates Debra Fagan and Wendy Handler threw their hats in the ring as official "Ten Gallon Hat Sponsors for the evening." "I can't be a doctor or a nurse who can heal these kids of their diseases, but I love being able to raise money and awareness of a place that helps to heal their souls," Fagan said. Handler was instrumental in fundraising, securing many of the auction items at the event. These included Joe King of The Fry,



From left, Wendy Handler, Amanda Proger, Virginia Bowers and Debra Fagan.

who donated a visit to a child's classroom to talk about his inspiration, rise to fame and the music business, a guided flyfishing trip for two on private water donated by The Flyfisher camp, and a chef's dinner for 10 donated by Frank Bonanno, which raised \$9,000 for the camp.

Field at the History Colorado Center, guests dined in western-chic attire, sampled local

cuisine from Denver's top chefs, were serenaded by legendary entertainer Pete Martinez, and participated in both live and silent auctions. Dr. Lisa Gore of the Children's Hospital Colorado and University of Colorado Denver spoke on Saturday night about the camp as a place her patients can go to heal their souls.

With not a dry eye in the house, guests also watched a brief film on the life story of Grace, a spirited and brave young girl battling cancer. She shared the transformative impact Roundup River Ranch has had on her life and provided guests with an inside look at the work being done at the camp.

Those in attendance on Saturday included Scott Webber, FSIR president, and his wife Andrea; Fagan; Michael Handler, pediatric neurosurgeon at Children's Hospital with wife Wendy; Johnson; Craig Foley, chairman of the Board of Roundup River Ranch; Steve Winsett, president and CEO of Children's Hospital Colorado Foundation; Dr. Gae; Tim Crambleholme, surgeon-in-chief at Children's

Hospital Colorado; Scott Wylie, CEO of First Western Bank; and Mitch Morrissey, Denver district attorney.

Roundup River Ranch is a member of SeriousFun Children's Network, a growing global community of innovative camps and programs that provide life-changing support to children with serious illnesses and their families. Founded by Paul Newman, Roundup River Ranch enriches the lives of children with chronic and life-threatening illnesses by providing camp experiences, with appropriate medical care, that are fun, safe, and empowering, always free of charge to the child and their family. Roundup River Ranch, is near Gypsum, along the Colorado River. For more information, visit RoundupRiverRanch.org or call 970-748-9983.

More information on Fuller Sotheby's International Realty is available at Sotheby'sRealty.com.

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