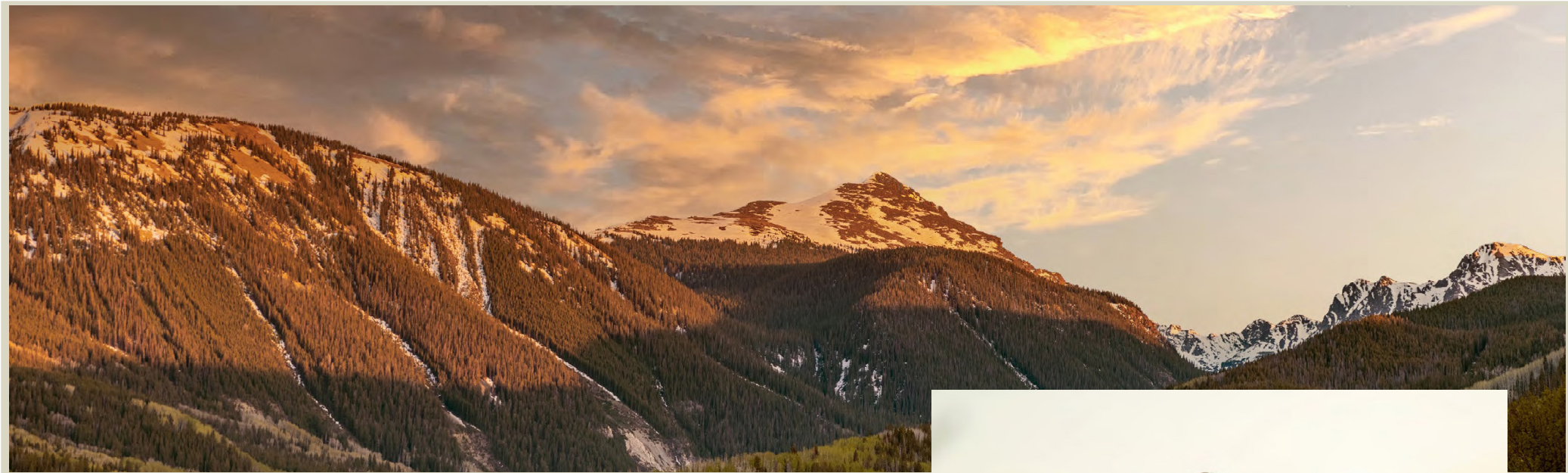




CASTEEL CREEK

COLORADO



## CASTEEL CREEK: FEW WILL EXPERIENCE ITS WONDER

Casteel Creek is set upon 457 acres of pristine meadows, mountains, forests, and streams. It is an invitation for adventure, recreation and joy. Each property offered includes a 1/10th ownership interest in the Casteel Creek Ranch Homeowners Association, which allows a select few the once-in-a-lifetime opportunity to own something thought unattainable.

The amenities are unmatched in variety and quality...indoors and out. The Coyote Lodge & Sporting Club is a 28,000 square foot facility for the exclusive use of the owners at Casteel Creek that is set upon 38 acres of breathtaking land. Additionally, Casteel Creek owners enjoy even more private recreation acreage and trails that provide direct access to millions of miles of White River National Forest. Quite simply, this is an opportunity to own incredible venue spaces and to partake in the best indoor and outdoor recreation Colorado has to offer. Casteel Creek...there is no place like it in the West and, very likely, the world.

No more than ten owners will make Casteel Creek their home. Ten homeowners on ten homesteads so rich with wonder they are named, not numbered: The Ridge House, Eagle Meadow, Benbow's Corner, Graham's Cabin, Bear Trap, Conservation Trust, Bear Camp, Lower Meadow and Yakely Estate. Homesteads whose natural majesty is matched only by the uniqueness of opportunity.



## ANOTHER WORLD

## IN THE HEART OF VAIL VALLEY & A SHORT DISTANCE TO THE AIRPORT

Day or night. In every direction, nature is all you see. Or hear. Protected by thousands of acres in the White River National Forest, Casteel Creek sits in the heart of the world-renowned Vail Valley, home to Vail & Beaver Creek Resorts. Casteel is only minutes to the sophistication, shopping, dining and entertainment that makes this part of the American West like nowhere else. Just 27 miles from the Vail Valley Jet Center & Eagle County Regional Airport and within driving distance to the Colorado Rockies' finest amenities, including world-class skiing and year-round sports, cultural and culinary events.

### EASE OF ACCESS FROM AROUND THE GLOBE:

- 27 miles to the Vail Valley Jet Center / Eagle County Regional Airport
- 140 miles to Denver International Airport
- 9 miles to Arrowhead Resort
- 13 miles to Beaver Creek Resort
- 20 miles to Vail Village
- Bordering 2 million acres of National Forest Service





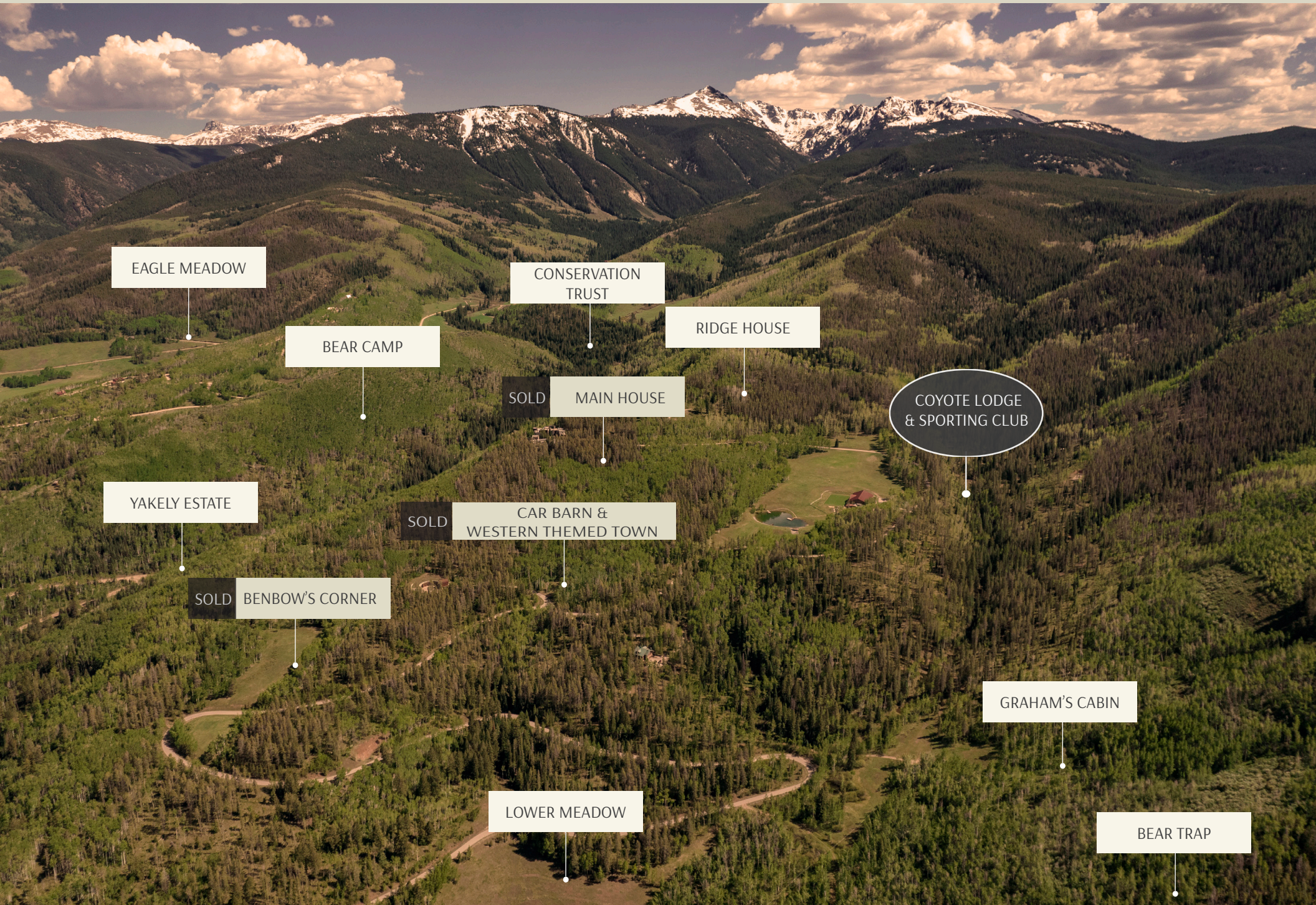
# ENTERTAINMENT & ADVENTURE

The best of every amenity and activity imaginable, all within walking distance of your front door. Being an owner not only brings incredible indoor and outdoor recreation and fun, but also the ability to reserve the most exclusive private venues one could imagine. From the most intimate cocktail parties, board meetings with important clients and colleagues to monumental lifetime events, it is hard to imagine a better venue than the Coyote Lodge. Every single detail meticulously thought out – from the 65 foot rock climbing wall, 60 foot lap pool and the state-of-the-art facility indoors to the trout pond, fly fishing and miles of groomed trails for hiking, biking, snowmobiling, cross-country skiing, and snowshoeing. Not to mention year-round tennis, indoor shooting range and pickle-ball. Casteel Creek is, quite simply, a community without limits...

- Casteel Creek homeowners jointly own 5.5 miles of private trails that are maintained year-round and groomed during the winter.
- The owners share ownership in the Coyote Lodge & Sporting Club that is situated on 38 acres and has a 28,000 square foot recreation and entertainment venue.
- The owners share ownership of a recreation easement area.
- Easy access to 2 million miles of National Forest
- Indoor field house
- Indoor pickle-ball & tennis
- Game Room
- 65 Foot Climbing Wall
- Fitness center
- Outdoor pond
- Golf simulator
- Indoor shooting range
- Huge commercial kitchen for cooking and catering
- Teppanyaki dining room
- Dining/boardroom
- Coyote Lodge owner/guest suite
- Lap pool, hot tub & steam shower
- Outdoor synthetic athletic field
- Sledding/tubing hill
- Lounge & bar area
- Coyote Lodge offers the ultimate venue spaces as an extension of your home







EAGLE MEADOW

BEAR CAMP

CONSERVATION  
TRUST

RIDGE HOUSE

SOLD

MAIN HOUSE

COYOTE LODGE  
& SPORTING CLUB

YAKELY ESTATE

SOLD

CAR BARN &  
WESTERN THEMED TOWN

SOLD

BENBOW'S CORNER

GRAHAM'S CABIN

LOWER MEADOW

BEAR TRAP



# AVAILABLE PROPERTIES

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## YAKELY ESTATE | 5.5 M

The impressive wooden gate leading as you entered Casteel Creek and arrive on Yakely Estate. Yakely Estate is almost two lots in one. A gentle creek bisects the parcel, creating upper and lower building sites — one with expansive views intimately situated along West Lake Creek. The residence is located on the creek and enjoys the play of light and gentle gurgle of running water providing a sense of serenity and privacy. The upper area of the lot features huge vistas of the Red and White Mountains and overlooks the small vintage cottage that comes with the estate, ready for immediate occupancy to enjoy all that Casteel Creek has to offer.

## CONSERVATION TRUST | TBD

In no small way, Conservation Trust is a distillation of everything that makes Casteel Creek like nowhere else. West Lake Creek runs down the middle of the land. In some places, it gently gurgles through open meadows and forests. In others, the creek softly echoes against the walls of a small canyon and rocky outcroppings. Conservation Trust features a 3 acre building site with truly unbelievable panoramic views sweeping across both the Sawatch and Gore Range Mountains. This exquisite piece of Colorado has an extensive trail system with a bridge and scenic overlooks that elevate this marvel's natural wonder. This property allows a residence of up to 7,500 square feet not including additional basement area.

## LOWER MEADOW | 6.5 M

The Lower Meadow was once part of the Pilgrim sheep ranch. That heritage can be seen, and felt, in the homesite's lush, large, open meadows dotted with mature stands of Aspen, Cottonwood and Evergreen and with views of the Red and White Mountains. In fall, those forests offer an ever-changing tapestry of yellows, golds and reds. Given its gentle, flat topography, Lower Meadow is rich with easy building sites and perfect for those who desire an equestrian experience.

## BEAR TRAP | TBD

Breathtaking views make it hard to imagine anyone looking down to discover the weathered, wooden bear trap for which this homestead lot is named. The ridge line is rich with building sites offering a variety of stunning panoramas. To the east, Vail's iconic Gore Range. On the northern horizon, the Red and White Mountains. And in the far distance, Finnegan Peak pierces the sky. Lower level sites feature the quiet serenity of rolling meadow views, while abundant Aspen forests add to the homesite's enchanting power.

## RIDGE HOUSE | 10.9 M

The Ridge House at Casteel Creek is a 4 bedroom and 5 bathroom single family home that offers the best views in the Vail Valley. Appropriately named, the home is positioned at the pinnacle of the Casteel Creek providing unobstructed views of the Sawatch Mountain Range, The Gore Range, as well picturesque views of the forest and fields below. The 37+ acres is resource zoned providing the ability to have a main residence of virtually any size and a guest or caretaker home up to 1,800 square feet, plus a variety of additional buildings/barns.

## GRAHAM'S CABIN | 6 M

Local lore has it that, in the 1940s, a prominent landowner hid her young lover in a cabin on the property. Walking the homesite, you can see why. Graham's Cabin is delightfully secluded and boasts a variety of building sites. The higher elevations offer stunning views of Red and White Mountains and Vail's iconic Gore Range. In the fall, extensive Aspen forests transform Graham's Cabin into a wondrous palette of oranges and golds.

## BEAR CAMP | TBD

In the early 1970s, one of the first members of the storied Vail Ski Patrol recognized the wonder of this particular piece of land. He built a small, rustic trail shelter at the crest of a ridge to take advantage of cinematic vistas. Looking northwest, Castle Peak rises, while to the north, the Red and White Mountains frame the horizon. In addition to arresting panoramas, Bear Camp also features numerous trails, perfect for a variety of year-round activities and a modern cabin, perfect for use during construction of your dream home.

## EAGLE MEADOW | TBD

Many years ago, a country road ran through this homesite. In its place is a stunning return to nature, featuring broad, open meadows bordered by extensive Aspen forests. In fall, those forests reward the eye with rich textures of color. No matter the season, Eagle Meadow's acres create a true feeling of majestic serenity. As an added bonus, horse lovers will find their happy place on the flat meadow, which offers a particularly perfect setting for riding.



# AREA OVERVIEW

## VAIL

Nestled among stunning mountains, meandering rivers, and lush forests Vail, Colorado is a small town at the base of Vail Mountain, home of the massive Vail Ski Resort. Set within White River National Forest, the town is a gateway for winter sports such as skiing and snowboarding. It's also a summertime destination for golfing, hiking and year-round cultural festivals. Gore Creek, popular for fly fishing, runs directly through the town center. Vail has been a sought-after destination of the elite for nearly 60 years and is world-renowned for shopping, dining and luxury real estate.

## BEAVER CREEK

Beaver Creek's famous resort consists of three beautiful base villages: Beaver Creek, Bachelor Gulch and Arrowhead. Spanning above Avon to Arrowhead in Edwards. All three villages directly connect to Beaver Creek Ski Mountain, offering the utmost convenience and accessibility. Beaver Creek offers an unparalleled mountain experience and is home to a diverse variety of upscale galleries, boutiques, luxury spas, hotels and some of the best skiing and golf in the Colorado Rocky Mountains. At the heart of Beaver Creek is the pedestrian plaza, known for its world-class art, wine, food and entertainment festivities. The Vilar Performing Arts Center provides an intimate venue for live entertainment, including Grammy award winning artists, jazz concerts, renowned theater performances and family extravaganzas.

## EDWARDS

The largest population center in Eagle County is in Edwards. It continues to be one of the fastest-growing and most vibrant areas in Vail Valley. Home to several communities including Arrowhead, Lake Creek, Cordillera, Singletree and Homestead, Edwards has been regularly nationally recognized as one of the best places to live with the most affluent population, and is known for its restaurants, shopping and bustling business districts. It is also home to miles of trails and open spaces, and offers year-round recreational activities such as skiing, hiking, fishing, biking. Edwards has its own medical center and is home to the world-renowned Shaw Regional Cancer Center.

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BE ONE OF THE FEW WHO WILL  
EXPERIENCE THE WONDER.

Casteel Creek is a once-in-a-lifetime opportunity,  
designed with you in mind. Individuals of achievement  
and discernment who delight in being awed.

