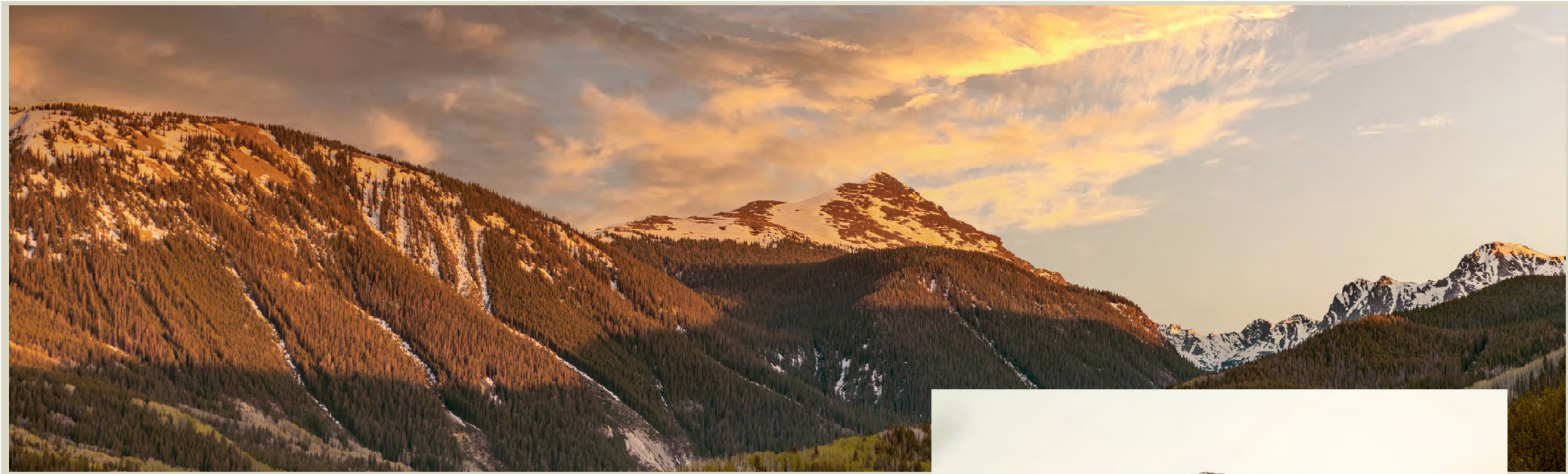




# CASTEEL CREEK

COLORADO



## CASTEEL CREEK: FEW WILL EXPERIENCE ITS WONDER

Set on 400 acres of pristine meadows, mountains, forests, and streams, Casteel Creek has ten homesteads that are so rich in wonder that they are named and not numbered. The Casteel Creek HOA provides exclusive access to the Coyote Lodge 28,000-square-foot recreation and entertainment venue on 38 acres of gorgeous useable land. Enjoy additional private recreational acreage beyond the Coyote Lodge acres, including 5.5 miles of groomed trails and direct access to White River National Forest. The Coyote Lodge provides owners and their guests exclusive access to a guest suite, indoor pickle-ball court, golf simulator, lap pool, hot tub, steam room, new fitness center, target range, field house, 65-foot climbing wall, large kitchen great for cooking or catering, Teppanyaki bar and customized event spaces and more.

Casteel Creek is an opportunity and experience unlike any other. It's an invitation for adventure, recreation, and relaxation. The amenities are unmatched in variety and quality... indoors and out.



# 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 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
- Direct access to White River National Forest Service





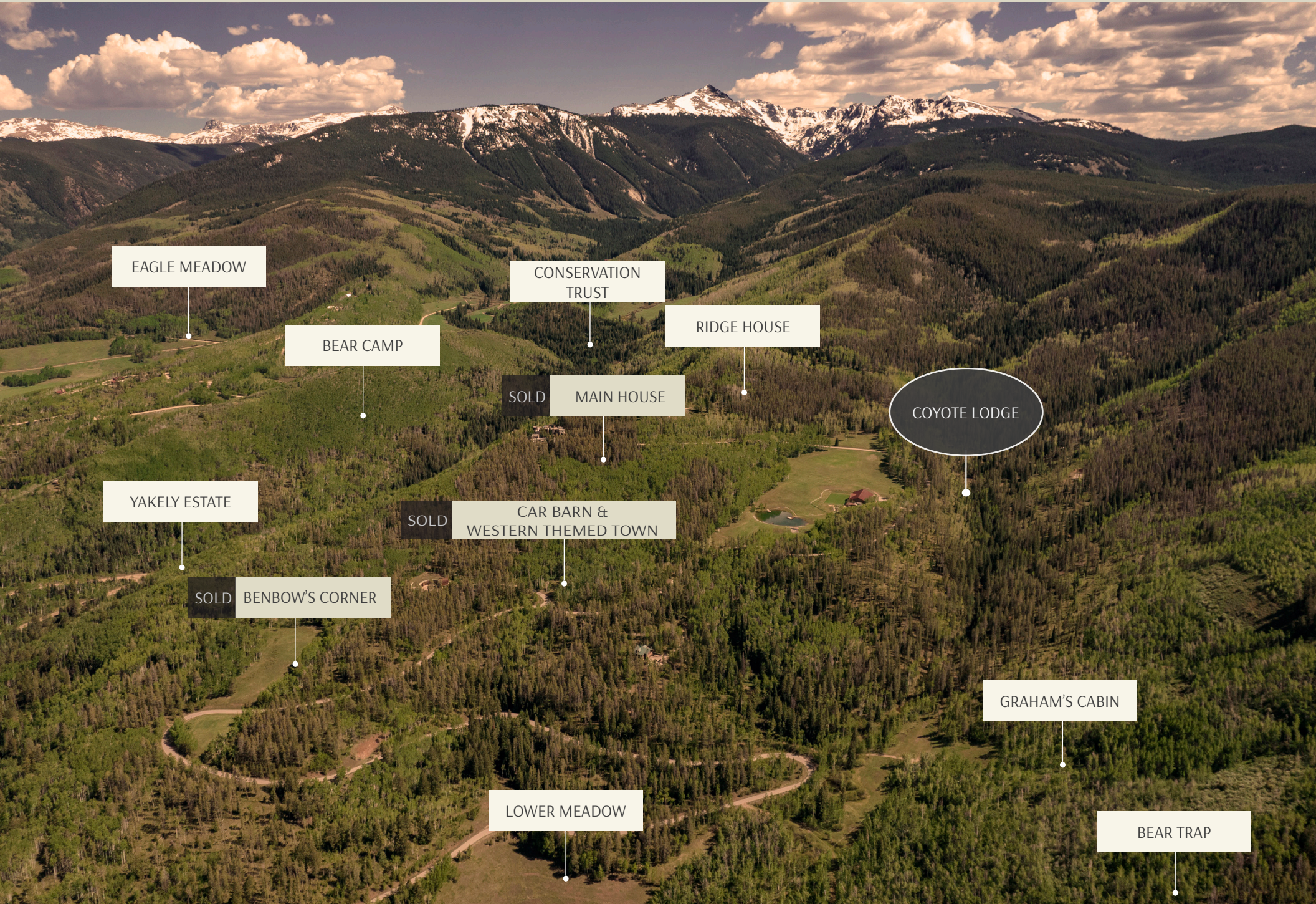
# ENTERTAINMENT & ADVENTURE

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 target range and pickle-ball. Casteel Creek is, quite simply, a community without limits...

- 5.5 miles of private trails that are maintained year-round and groomed during the winter.
- Coyote Lodge is situated on 38 acres and has a 28,000 square foot recreation and entertainment venue.
- Additional recreation acres adjacent to the Coyote Lodge
- Direct access to White River National Forest
- Indoor field house
- Indoor pickle-ball, tennis & basketball
- Game Room
- 65 Foot Climbing Wall
- New Fitness center
- Outdoor pond
- New Golf simulator
- Indoor Target Range
- Huge 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

CONSERVATION TRUST

RIDGE HOUSE

BEAR CAMP

SOLD MAIN HOUSE

COYOTE LODGE

YAKELY ESTATE

SOLD CAR BARN & WESTERN THEMED TOWN

SOLD BENBOW'S CORNER

LOWER MEADOW

GRAHAM'S CABIN

BEAR TRAP



# AVAILABLE PROPERTIES

## YAKELY ESTATE

The 4-bedroom cottage is ready for occupancy, allowing the new buyer to live the Casteel Creek lifestyle immediately. The Yakely Estate also offers various beautiful building sites for the new owner. Enjoy the existing cottage, increase the size with an addition, or build a new home on West Lake Creek or build on the other side of the estate with expansive views of Red & White Mountain.

## RIDGE HOUSE

The Ridge House at Casteel Creek is a 4-bedroom- and 5-bathroom single-family home offering the Vail Valley's most spectacular views. Appropriately named, the home is positioned at the pinnacle of the Casteel Creek 457-acre Casteel Creek property. The vantage point provides unobstructed south-facing views of the Sawatch Range that feel so close you could reach and touch the New York Mountain, Finnegans Peak, and the Gore Range. The 37+ acres and resource zoning provides the ability to have a primary residence of virtually any size, a guest or caretaker home up to 1,800 square feet, and a variety of additional buildings/barns. The Buyer has the option of purchasing the furniture for added convenience, allowing the new owners to immediately start discovering all of the adventures and amenities that Casteel Creek has to offer.

## CONSERVATION TRUST | NOT IN MLS

In no small way, Conservation Trust is a distillation of everything that makes Casteel Creek like nowhere else. West Lake Creek runs through 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 unbelievable panoramic views sweeping 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 the basement area.

## BEAR TRAP

Bear Trap is a very private location within Casteel Creek and has breathtaking views that make it hard to imagine anyone looking down to discover the weathered, wooden bear trap for which this homestead is named. The homesite's 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 towards the southeast, Finnegan Peak pierces the sky. Build a primary residence of virtually any size, a guest residence or caretaker residence of up to 1,800 square feet as well as a variety of other buildings you are entitled to build as a matter of right when you have a parcel of this size and zoning. Lower-level sites feature the quiet serenity of rolling meadow views, while abundant Aspen forests add to the homesite's enchanting power.

## BEAR CAMP | NOT ON MOSL

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 cabin 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 various year-round activities, and a modern cabin, ideal for use during the construction of your dream home.

## GRAHAM'S CABIN

Local lore has it that, in the 1940s, a prominent landowner hid her 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. Sites at higher elevations offer stunning views of Vail's iconic Gore Range to the East and the Red & White Mountains to the North. Despite expansive views the extensive Aspen transform Graham's Cabin into a wondrous palette of oranges and golds in the fall. With a shorter driveway than most other homesites in Casteel Creek and easy access to utilities nearby, this estate homesite is poised for a Buyer that is ready to get moving on their Casteel dream home. This location is conveniently linked to the trail system, allowing for ideal accessibility to the Coyote Lodge.

## LOWER MEADOW

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 accessible building sites and perfect for those wanting an equestrian component. This is likely one of the easiest estate homesites to build within Casteel Creek, with electricity close by and the possibility to capitalize on a short driveway and an ideal layout. The zoning entitles you to build more than just a home when you have a parcel of this size and zoning. Build a primary residence of virtually any size, an additional guest residence or caretaker residence up to 1,800 square feet, as well as a variety of other buildings such as a horse barn or a toy barn (or both) for whatever your heart desires.

## EAGLE MEADOW - ADDITIONALLY OFFERED OUTSIDE OF THE CASTEEL CREEK HOA

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

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## 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.





