

## 19 RVR Residential Sold in 2013

Asking \$	Sold Price	Address	Legal	Ap Fn SF	Owner	Listing Agent	Selling Agent	MLS #	Closed	
CH	\$975,000	\$850,000	4112 Crystal Bridge Dr	Ph VI Blk KK Lot 20	4,806	Lockrem	Jeff Kelley	Jeff Kelley	124398	1/16/2013
CH	\$710,000	\$710,000	825 Lakeside Dr	Ph IV Blk M Lot 24	4,524	Owner of Record	Kim McKinley	Jack Gausnell	128241	2/21/2013
OT	\$435,000	\$440,000	74 Ferguson Dr	Ph III Blk F Lot 42	1,882	Klinger	Karen Toth	Jeff Kelley	129259	4/25/2013
OT	\$549,500	\$525,000	233 Holland Thompson	Ph III Blk F Lot 4	2,980	Higdon	Brian Leasure	Karen Peirson	126310	5/17/2013
CH	\$1,045,000	\$937,000	4032 Crystal Bridge	Ph VI Blk KK Lot 3	4,867	Moller	Brian Leasure	Karen Peirson	126235	6/27/2013
CH	\$799,000	\$722,500	18 Crystal Canyon Drive	Ph I Blk J Lot 4	4,653	Simonetti	Jeff Kelley	Jack Gausnell	123461	7/1/2013
CH	\$875,000	\$825,000	3850 Crystal Bridge Dr	Ph VB Blk D Lot 4	4,466	Howard	Brian Leasure	Erik Cavarra	125835	7/12/2013
CH	\$1,250,000	\$1,165,000	3934 Crystal Bridge Dr	Ph VB Blk U Lot 2	4,882	Strickman	Leah Moriarity	Matt Coordes	124834	7/10/2013
OT	\$547,000	\$550,000	217 Holland Thompson Dr	Ph III Blk F Lot 8	2,371	McNenny	Victoria Thomas	Patty Brendlinger	129489	7/23/2013
CH	\$699,000	\$672,000	66 Heritage Court	Ph IV Blk M Lot 44	4,499	Cwarren	Wendy Lucas	Gella Sutro	125815	8/7/2013
S	\$745,000	\$737,000	424 Settlement Lane	Ph III Blk A Lot 29	4,794	Boylan	Sarah Woelfle	Rod Woelfle	130453	8/12/2013
S	\$727,000	\$700,000	400 Settlement Lane	Ph IV Blk A Lot 35	3,332	Masters	Brian Leasure	Lynn Kirchner	129499	8/21/2013
CH	\$1,050,000	\$950,000	600 Perry Ridge	Ph VI Blk X Lot 2	4,565	RVR X LP	Scott Davidson	Sandy Smith	130689	8/15/2013
S	\$759,900	\$759,900	670 North Bridge Drive	Ph III, Blk A, Lot 13	3,679	Brown	N/A	N/A	N/A	8/29/2013
OT	\$480,000	\$474,000	225 Holland Thompson	Ph III Blk F Lot 6	2,348	Schuhmacher	Brian Keleher	Karen Toth	130432	9/27/2013
OT	\$534,900	\$530,000	241 Holland Thompson	Ph III Blk F Lot 2	3,432	Regions Bank	Kim McKinley	Jeff Kelley	131324	10/31/2013
SV	\$789,000	\$765,000	627 North Bridge Dr	Ph IV Blk B Lot 12	3,509	Fouts	Brian Leasure	Carol Hood	128926	11/12/2013
S	\$729,000	\$725,000	460 Settlement Lane	Ph III Blk A 22	2,574	Lecker	Scott Bayens	Kristin Balko	132076	11/19/2013
CB	\$499,000	\$447,300	1264 Crystal Bluffs Loop	Block II, Lot 4B	2,310	NationStar	Leslie Newberry	none	130991	12/31/2013

**TOTAL \$13,484,700 / 19 closings = \$711,300 +- average**

Disclaimer: This information is deemed reliable, but is not guaranteed

## SCROLL DOWN FOR ADDITIONAL YEARS

Destination Holdings Real Estate and Property Management 333 River Valley Ranch Drive, Carbondale, CO 81623 970.963.0400

## 22 RVR Residential Sold in 2012

	Asking \$	Sold Price	Address	Legal	Ap Fn SF	Owner	Listing Agent	Selling Agent	MLS #	Date Closed
OT	\$449,000	\$449,000	205 Holland Thompson	Ph III Blk F Lot 11	3,210	Wells Fargo	Craig Rathbun	Mava Leighty	122861	1/10/2012
CH	\$1,086,500	\$1,030,000	145 Shadowood Dr	Ph II Blk S Lot 11	5,456	Kane	Kristen Maley	Brian Leasure	118456	1/13/2012
CH	\$899,000	\$875,000	61 Crystal Canyon	Ph II Blk K Lot 11	3,643	Eckhardt	Linda L'Estrange	Brian Leasure	117959	2/28/2012
CH	\$1,199,000	\$1,250,000	1029 Heritage	Phase III Blk M Lot 4	7,527	Pirzadeh	Brian Leasure	Karen Peirson	123015	3/16/2012
CH	\$1,095,000	\$998,500	106 Crystal Canyon	Ph II Blk J Lot 14	5,646	Johnson	Michelle James	Karen Peirson	124574	4/13/2012
CH	\$597,000	\$537,000	1169 Heritage Dr	Ph VA Blk HH Lot 25	2,568	Equity Trust	Michelle James	Patty Brendlinger	118544	4/18/2012
CH	\$1,045,000	\$1,045,000	766 Perry Ridge	Ph VIII Blk FF Lot 14	5,056	Larrupin	Brian Leasure	Mark Haldeman	124007	4/30/2012
24	\$649,000	\$615,000	3760 Crystal Bridge	Ph V Blk JJ Lot 11A	2,591	Perry	Karen Peirson	Sandy Smith	122487	5/22/2012
CH	\$895,000	\$857,500	3946 Crystal Bridge	Ph VB Blk U Lot 4	4,697	Treadway	Brian Leasure	Karen Peirson	119697	5/22/2012
CH	\$1,029,000	\$947,500	802 Lakeside Drive	Ph IV Blk M Lot 15	5,391	Falwell	Brian Leasure	Chris Klug	124600	6/29/2012
OT	\$424,710	\$430,000	66 Ferguson	Ph III Blk F Lot 20	3,458	JP Morgan	Julian Hardaker	Bleu L'Estrange	125272	6/7/2012
OT	\$450,000	\$450,000	58 Ferguson Dr	Ph III Blk F Lot 38	2,500	Bryan	Nancy Emerson	Patty Brendlinger	125881	7/31/2012
S	\$650,000	\$650,000	416 Settlement Lane	Ph IV Blk A Lot 31	3,955	Heinz	Owner	Owner	n/a	8/30/2012
S	\$546,600	\$528,000	112 Pioneer Court	Ph III Blk A Lot 6	3,596	Citibank	La Priel Armijo	Michael Latousek	125994	9/14/2012
OT	\$410,000	\$440,000	450 Boyd Drive	Ph III Blk F Lot 30	2,872	Shamis	Patty Brendlinger	Patty Brendlinger	124349	9/17/2012
CH	\$570,000	\$550,000	921 Cedar Creek	Ph IV Blk M Lot 11	3,523	Rathbun	Jeff Chapman	Jeff Chapman	124203	9/5/2012
CH	\$949,000	\$825,000	44 Heritage Court	Ph IV Blk M Lot 45	3,564	Dallman	Cindy Sadlowski	Jack Gausnell	126019	9/25/2012
CH	\$689,700	\$808,000	3940 Crystal Bridge	Ph 5B, Blk U Lot 3	4,431	ING Bank	Mike Kennedy	JB VanTeylingen	126915	10/16/2012
CH	\$915,000	\$889,000	1170 Heritage Drive	Ph VA Blk HH Lot 3	5,718	Spec Mgmt	Nancy Emerson	Jim Cardamone	126785	11/2/2012
S	\$759,000	\$730,000	432 Settlement Lane	Ph IV Blk A Lot 27	3,698	Hafley/Stein	Brian Leasure	Curt Marsden	122633	11/13/2012
S	\$649,000	\$619,000	404 Settlement Lane	Ph IV Blk A Lot 34	3258	Jillaroo	Brian Leasure	Erik Cavarra	120866	11/19/2012
CH	\$455,000	\$520,012	211 Crystal Canyon	Ph VII Blk AA Lot 2	2858	Owner of Res	Zach Merritt	Nancy Emerson	127347	12/5/2012

**TOTAL \$16,043,512 /22 closings = \$729,251 +- Average**

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\*Grayed listings are from Garfield County Assessors website: <https://act.garfield-county.com/assessor/taxweb/search.jsp>

Destination Holdings Real Estate and Property Management 333 River Valley Ranch Drive, Carbondale, CO 81623 970.963.0400

## 19 RVR Residential Sold in 2011

Asking \$	Sold Price	Address	Legal	Ap Fn SF	Owner	Listing Agent	Selling Agent	MLS #	Date Closed	
OT	\$500,000	\$500,000	240 Holland Thompson	Ph III Blk F Lot 64	2420	Smith	Dillard/Borchelt	Jeff Kelley	119319	1/5/2011
CH	\$1,350,000	\$1,150,000	258 Crystal Canyon	Ph VII Blk Z Lot 9	5912	Big View	Lynn Kirchner	Sandy Smith	112188	3/1/2011
CH	N/A	\$1,150,000	805 Lakeside Drive	Ph IV Blk M Lot 29	5628	Hagemann	N/A	N/A	N/A	3/2/2011
CH	\$799,000	\$720,000	4104 Crystal Bridge	Ph VI Blk KK Lot 18	4730	Russo	Lynn Kirchner	Sue Hess	115277	5/9/2011
OT	\$299,000	\$289,900	18 Harris Drive	Ph III Blk F Lot 17	1328	Corporate	Jennings/Patrick	Michael Dunn	119704	5/10/2011
S	\$599,000	\$575,000	429 Settlement	Ph IV Blk A Lot 40	4117	Latousek	Mike Latousek	Michael Shook	115547	5/19/2011
CH	\$1,150,000	\$1,000,000	4118 Crystal Bridge	Ph VI Blk KK Lot 22	5082	Bruder	Dan Bruder	Christy Clettenberg	109966	7/15/2011
B	N/A	\$200,000	453 Boundary Lane	Ph VA Blk H Bldg 8B	2066	Alpine Bank	N/A	N/A	N/A	7/20/2011
B	N/A	\$561,000	451 Boundary Lane	Ph VA Blk H Bldg 8A	3500	Alpine Bank	N/A	N/A	N/A	7/27/2011
CH	\$795,000	\$740,000	3868 Crystal Bridge	Ph VB Blk D Lot 7	3208	Wholstadter	Joannie Haggerty	Adam Rothberg	119592	8/5/2011
CH	\$685,000	\$690,000	4040 Crystal Bridge	Ph VI Blk KK Lot 7	3878	SRMOF	Kelly McKee	Gabriella Sutro	121624	8/9/2011
CH	\$9,950,000	\$9,950,000	327 Wing Mtn Trail	Metes/Bnds 45 Ac	6498	Wing	Joshua Saslove	Gabriel Tattenham	118138	8/9/2011
B	N/A	\$700,000	455 Boundary Lane	Ph VA Blk H Bldg 8C	3615	Alpine Bank	N/A	Brian Leasure	N/A	8/15/2011
24	\$649,000	\$595,000	3380 Crystal Spgs La	Ph 5A Blk JJ Lot 1B	2546	Rofo Dev	Carroll Johnson	Arleen Ginn	108776	8/18/2011
CH	\$895,000	\$800,000	3836 Crystal Bridge	Ph 5B Blk D Lot 2	4203	Nenninger	Joyce Nenninger	Laura Kuhl	117108	8/19/2011
CH	\$1,355,000	\$1,200,000	4016 Crystal Bridge	Ph VI Blk KK Lot 2	4401	Feinberg/P	Lynn Kirchner	Brian Leasure	108277	9/13/2011
CH	\$1,088,880	\$1,050,000	104 Sopris Mesa	Ph VIII Blk FF Lot 3	5211	Bingaman	Chris Leonard	Jana Dillard	118397	9/26/2011
CH	\$850,000	\$800,000	805 Lakeside Drive	Ph IV Blk M Lot 29	5617	Corporate	Glen Ault	Drew Kitchell	119905	10/5/2011
CH	\$619,000	\$570,000	1201 Heritage Drive	Ph VA Blk HH Lot 19	2584	Erdman	Patty Brendlinger	Karen Peirson	117141	10/31/2011

**\$23,240,900 /19 closings = \$1,223,205 +- Average (\$9,950,000 closing alters the average greatly)**

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## 10 RVR Residential Sold 2010

Asking \$	Sold Price	Address	Legal	Ap Fn SF	Owner	Listing Agent	Selling Agent	MLS #	Date Closed	
OT	\$599,000	\$550,000	202 Holland Thompson	Ph III Blk F Lot 55	3553	Greene	Peter Greene	Kirsten Morey	110554	1/15/2010
CH	\$1,200,000	\$1,000,000	221 Crystal Canyon	Ph VII Blk AA Lot 3	3298	Tasker	Jill Tasker	Mike Shook	103748	2/1/2010
24	\$799,000	\$735,000	3780 Crystal Bridge	Ph IV Blk HH Lot IIB	2544	Rofo Dev	Carroll Johnson	Karen Peirson	108696	3/9/2010
B	\$650,000	\$540,000	381 Boundary Lane	Ph VA Bldg 1 Unit 1	1740	McKenzie	Brian Leasure	Sherry Rubin	114534	4/9/2010
CH	\$1,499,000	\$1,296,500	200 Crystal Canyon	Ph VII Blk Z Lot 1	5188	Holt	Brian Leasure	Karen Peirson	113176	4/30/2010
CH	\$799,000	\$775,000	3952 Crystal Bridge	Ph 5B Blk U Lot 5	2884	Woods	Jeff Kelley	Mike Shook	114929	7/16/2010
CH	\$989,000	\$968,000	4162 Crystal Bridge	Ph II Blk N Lot 1	3004	Bailey	Patty Brendlinger	Jim Cardamone	114933	7/21/2010
CH	\$739,000	\$686,000	810 Lakeside Drive	Ph IV Blk M Lot 17	3028	Carr	Tom Carr	Jack Gausnell	117022	8/24/2010
CH	\$1,295,000	\$1,000,000	730 Perry Rige	Ph VIII Blk FF Lot 10	3381	Lough	Brian Leasure	Jana Dillard	115339	8/24/2010
CH	\$2,975,000	\$2,650,000	3847 Crystal Bridge Drive	Ph 5B Blk W Lot 1	6498	McKenzie	Karen Peirson	Jack Gausnell	118059	12/16/2010
<b>\$10,200,500</b>		<b>/10 closings = \$1,020,050 +- Average (\$2,650,000 changes the average greatly)</b>								

CH = Custom Home S = Settlement Patio Home OT = Old Town Victorian Home CB = Crystal Bluffs Townhome B = Boundary Townhome/Condo SV = Sopris View 24 = TwentyFour  
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 333 River Valley Ranch Drive Carbondale, CO 81623 970.963.0400

## 15 RVR Residential Sold 2009

Asking \$	Sold Price	Address	Legal	Ap Fn SI Owner	Listing Agent	Selling Agent	MLS #	Date Closed	
CH	\$1,350,000	\$1,260,000	4165 Crystal Bridge Drive	Ph II Blk S Lot 1	4674 Holt	Rod Woelfle	Carol Hood	96802	1/14/2009
CH	\$899,000	\$887,500	914 Cedar Creek	Ph III Blk M Lot 8	3794 Taylor	Greg Hunter	Jana Dillard	109094	3/20/2009
CH	\$1,600,000	\$1,200,000	1118 Heritage Drive	Ph IV Blk M Lot 34	3400 Wilkins	Karen Baxter	Karen Baxter	105003	4/9/2009
S	\$749,000	\$729,000	650 North Bridge Drive	Ph III Blk A Lot 52	2711 Pepper	Schaunon Winter	Julian Hardaker	108140	5/29/2009
CH	\$1,675,000	\$1,675,000	178 Sopris Mesa	Ph VI Blk Y Lot 7	5761 Pirzadeh	Brian Leasure	Sue Hess	112334	7/16/2009
B	\$629,000	\$585,000	381 Boundary Lane	Ph 5A H1A	1740 Lough	Brian Leasure	Brian Leasure	109317	7/31/2009
OT	\$575,000	\$490,000	74 Ferguson Drive	Ph 1 Blk F Lot 42	1882 Reed	Gary Feldman	Richard Duddy	111845	8/3/2009
CH	\$1,490,000	\$1,300,000	37 Crystal Canyon	Ph I Blk K Lot 8	6072 Kelley	Nancy Emerson	Eric Cohen	111133	8/3/2009
24	\$849,000	\$777,500	3820 Crystal Bridge	Ph 5A Blk JJ 12B	2979 Rofo Dev	Carroll Johnson	Erik Cavarra	108698	9/4/2009
24	\$779,000	\$720,000	3800 Crystal Bridge	Ph 5A Blk JJ 12A	2544 Rofo Dev	Carroll Johnson	Erik Berg	108697	9/9/2009
S	\$799,000	\$775,000	606 North Bridge Dr	Ph IV Blk A Lot 62	3725 Baxter	Jennifer Engel	Michelle James	104205	9/9/2009
OT	\$659,000	\$625,000	244 Holland Thompson	Ph III Blk F Lot 65	3265 Dunne	Jim Cardamone	Jeff Kelley	109856	9/21/2009
24	\$779,000	\$725,000	3760 Crystal Bridge Lane	Ph IV Blk JJ 11A	2544 Rofo Dev	Carroll Johnson	Karen Peirson	108773	10/28/2009
24	\$849,000	\$840,326	3360 Crystal Springs Lane	Ph IV Blk JJ 1A	2980 Rofo Dev	Carroll Johnson	Sarah Murray	108774	12/1/2009
CH	\$999,000	\$880,000	130 Crystal Canyon	Ph II Blk J Lot 17	3881 Price	Lynn Kirchner	Sarah Murray	110233	12/18/2009

**\$13,469,326 /15 closings = \$897,955 +- Average**

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## 16 RVR Residential Sold 2008

Asking \$	Sold Price	Address	Legal	Ap Fn SF	Owner	Listing Agent	Selling Agent	Close Date	
OT	\$540,000	\$533,000	18 Harris Drive	Ph III Blk F Lot 17	1328	Theron	Blake Hull	Matt Flink	1/10/2008
OT	\$575,000	\$550,000	14 Harris Drive	Ph III Blk F Lot 16	1509	Ayers	Owner	Owner	
OT	\$699,500	\$645,000	221 Holland Thompson	Ph III Blk F Lot 3	1884	Boggs	Tom Carr	Karen Peirson	11/21/2008
OT	\$799,000	\$770,000	241 Holland Thompson	Ph III Blk F Lot 2	3220	Noel	Bill Blanton	Rocky Whitworth	3/7/2008
B	\$890,000	\$890,000	433 Boundary Lane	Ph 5A Blk H	2133	On File	Margie Crawford	Melanie Brown	2/22/2008
CB	\$1,016,880	\$1,010,000	1256 Crystal Bluffs Loop	Ph 5A Blk II Lot 2B	2849	Miller	Richard Duddy	Terry Harrington	6/11/2008
B	\$1,038,000	\$1,168,860	431 Boundary Lane	Ph 5A Blk H	3481	On File	Margie Crawford	Charley Podolak	4/14/2008
B	\$1,138,000	\$1,138,000	435 Boundary Lane	Ph 5A Blk H	3606	On File	Margie Crawford	Charley Podolak	3/13/2008
CH	\$1,349,000	\$1,299,000	3856 Crystal Bridge Dr	Ph VB Blk D Lot 5	4070	Brasfield	Brian Leasure	Brian Leasure	5/14/2008
CH	\$1,375,000	\$1,350,000	4096 Crystal Bridge Dr	Ph 6 Blk KK Lot 16	3900	Voiles	Richard Duddy	Vince Simonetti	5/21/2008
CH	\$1,650,000	\$1,650,000	135 Shadowood Lane	Ph II Blk S Lot 10	4286	Kane	Darlene Johnson	Bob Traudt	4/28/2008
CH	\$1,725,000	\$1,600,000	335 Crystal Caynon Dr.	Ph Blk AA Lot 13	3152	Tasker Investments	Jill Tasker	Mike Shook	5/28/2008
CH	\$1,775,000	\$1,735,000	3838 Crystal Bridge Dr	Ph 5B Blk D Lot 3	5317	Thompson Land Co	Tammy Dewind	Brian Leasure	4/30/2008
CH	\$2,195,000	\$1,950,000	722 Perry Ridge	Ph VIII Blk FF Lot 9	4203	Lough	Garrett Reuss	Brian Leasure	12/5/2008
CH	\$2,335,000	\$2,335,000	4006 Crystal Bridge Drive	Ph VI Blk KK Lot 1	5800	Burton	Brian Leasure	Lydia McIntyre	6/3/2008
CH	\$3,700,000	\$3,500,000	348 Crystal Canyon	Ph VII Blk Z Lot 17	6647	Tasker Investments	Jill Tasker	Wendy Lucas	6/13/2008

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## 32 Residential Sold 2007

Asking \$	Sold Price	Address	Legal	Ap Fn SF	Owner	Listing Agent	Selling Agent	Date Closed	
OT	\$579,000	\$565,000	30 Harris Drive	Ph III Blk F Lot 20	1663	Tamburro	Ginger Swenson	Sherry Rubin	2/14/2007
OT	\$699,000	\$680,000	205 Holland Thompson	Ph III Blk F Lot 11	3210	Ahumada	Audrey Ahumada	Kylie Brown	4/19/2007
CB	\$699,900	\$685,000	1278 Crystal Bluffs Loop	Ph 5A Blk II Lot 8A	2064	Ross	Kristen Maley	Kristen Maley	7/16/2007
CB	\$699,950	\$699,950	1264 Crystal Bluffs Loop	Ph 5A Blk II Lot 4B	2205	Haas	Jim Cardamone	Jim Cardamone	5/9/2007
OT	\$700,000	\$700,000	345 Lamprecht	Ph III Blk F Lot 44	2632	Whitehead	Carol Dopkin	Rita Sherman	3/9/2007
OT	\$749,000	\$749,000	46 Ferguson	Ph III Blk F Lot 24	2863	Phillips	Owner	Owner	
SV	\$759,000	\$759,000	112 Pioneer Court	Ph III Blk A Lot 6	2331	McGill	Tom Carr	Jonathan Boxer	5/1/2007
OT	\$769,000	\$757,000	455 Boyd Drive	Ph I Blk F Lot 33	2297	Bree, LLC	Gabriel Tattenham	Gabriel Tattenham	12/27/2007
B	\$795,000	\$762,250	391 Boundary Lane	Ph 5A Blk H Lot 2A	1912	Sturkie	Dale Potvin	Brian Leasure	10/10/2007
CH	\$799,000	\$780,000	1169 Heritage Drive	Ph 5A Blk HH Lot 25	2568	Campbell	Lynn Kirchner	Brian Leasure	4/9/2007
B	\$889,000	\$885,000	395 Boundary Lane	Ph 5A Blk H Lot 2C	2586	Gwaltney Trust	Rochelle Bouchard	Cindy Morse	9/13/2007
B	\$890,000	\$1,012,934	325 Boundary Lane	Ph 5A Blk H Bldg 5A	2873	On File	Margie Crawford	Brian Leasure	7/3/2007
B	\$895,000	\$862,500	385 Boundary Lane	Ph 5A Blk H Lot H1C	2586	Rovenger	Rick Griffin	Mary Anne Meyer	8/2/2007
CH	\$899,900	\$875,000	4141 Crystal Bridge Dr	Ph I Blk S Lot 5	2708	Hoban	Bev Raines	Bev Raines	5/1/2009
SV	\$921,970	\$934,164	633 North Bridge Drive	Ph IV Blk B Lot 10	3509	Block B LLC	Brian Leasure	Don Hogg	3/30/2007
B	\$940,000	\$940,000	315 Boundary Lane	Ph 5A Blk H Bldg 5B	3000+/-	On File	Margie Crawford	Todd Leahy	5/25/2007
OT	\$947,000	\$936,000	224 Holland Thompson	Ph III Blk F Lot 60	3381	Bury/Hutson	Lynn Kirchner	Michael Voss	10/5/2007
OT	\$949,000	\$949,000	341 Lamprecht	Ph III Blk F Lot 45	3553	Murphy	Brian Leasure	Brian Leasure	9/19/2007
SV	\$985,000	\$937,000	629 North Ridge Road	Ph IV Blk B Lot 11	4976	Block B LLC	Jana Dillard	Owner	6/7/2007
CH	\$999,900	\$999,900	44 Heritage Drive	Ph IV Blk M Lot 45	3714	Bulifant-Perry	Eric Strickland	Cindy Sadlowski	9/19/2007
CH	\$1,200,000	\$1,200,000	1184 Heritage Drive	Ph 5A Blk HH Lot 6	5752	Hagemann	Owner	Owner	3/30/2007
CH	\$1,235,000	\$1,235,000	90 Crystal Canyon Drive	Ph II Blk J Lot 12	4100	Haag	Jonathan Feinberg	Brian Leasure	9/28/2007
CH	\$1,275,000	\$1,250,000	825 Lakeside Drive	Ph IV Blk M Lot 24	4524	Vandevander	TJ Guccini	Tom Carr	6/29/2007
CH	\$1,275,000	\$1,308,568	4108 Crystal Bridge Dr	Ph VI Blk KK Lot 19	5294	Pirzadeh	Brian Leasure	Michael Steiner	7/13/2007
CH	\$1,295,000	\$1,295,000	1208 Heritage Drive	Ph 5 Blk HH Lot 11	4550	Wright	Eric Cohen	Eric Cohen	5/25/2007
CH	\$1,325,000	\$1,325,000	604 Perry Ridge	Ph VI Blk X Lot 1	4144	RVR Block X	Scott Davidson	Carol Hood	11/12/2007
CH	\$1,395,000	\$1,365,000	1241 Heritage Drive	Ph 5A Blk HH Lot 12	4691	Bauhan	Gella Sutro	Darren Smith	6/29/2007
CH	\$1,395,000	\$1,335,000	1096 Heritage Drive	Ph IV Blk M Lot 38	4077	Burton	Brian Leasure	Laura Kuhl	12/5/2007
CH	\$1,495,000	\$1,490,000	911 Cedar Creek	Ph IV Blk M Lot 13	3650	Landman-Giacin	Tom Carr	Brian Leasure	9/6/2007
CH	\$1,590,000	\$1,590,000	1185 Heritage Drive	Ph 5A Blk HH Lot 23	5385	Baker	Tom Carr	Carol Hood	10/26/2007
CH	\$1,675,000	\$1,675,000	3934 Crystal Bridge Dr	Ph 5B Blk U Lot 2	4882	Cunningham	Richard Duddy	Brian Leasure	9/18/2007
CH	\$2,200,000	\$1,850,000	166 Sopris Mesa Drive	Ph VI Blk Y Lot 9	6658	CBC9	Eric Cohen	Greg Hunter	3/9/2007

**TOTAL \$33,387,266 /32 sales = \$1,043,352+- Average**

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Destination Holdings Real Estate at River Valley Ranch Ranch 970.963.0400

### 39 RVR Residential Sold 2006

	Status	Asking \$	Sold Price	Address	Legal	Ap Fn SF	Owner	Listing Agent	Selling Agent
OT	Sold	\$425,000	\$425,000	10 Harris Drive	Ph III Blk F Lot 15	1500	Osborn	Lynn Kirchner	Lynn Kirchner
OT	Sold	\$549,000	\$568,750	50 Ferguson Drive	Ph III Blk F Lot 25	2275	Campbell	Terry Harrington	Stacey Hale
B	Sold	\$558,000	\$558,000	391 Boundary Lane	Ph 5A Blk H Lot 2A	1750	Scott	Brian Leasure	Arlene Ginn
OT	Sold	\$565,000	\$560,000	214 Holland Thompson	Ph III Blk F Lot 58	2453	Williams	Peter Greene	Peter Greene
OT	Sold	\$565,000	\$555,000	315 Lamprecht	Ph III Blk F Lot 51	2500	Welfeld	Becky Anslyn	Matt Holstein
OT	Sold	\$567,000	\$567,000	435 Boyd Drive	Ph III Blk F Lot 35	2827	Moore	Lynn Kirchner	Frank Taverna
OT	Sold	\$575,000	\$570,000	241 Holland Thompson	Ph III Blk F Lot 2	3220	Heath	Hetta Heath	Bill Blanton
OT	Sold	\$575,000	\$570,000	240 Holland Thompson	Ph III Blk F Lot 64	2413	Schlough	Brian Leasure	Jana Curnow
OT	Sold	\$583,000	\$575,000	311 Lamprecht	Ph III Blk F Lot 52	2332	Cain	Jim Cardamone	Sandra St. John
OT	Sold	\$585,000	\$575,000	237 Holland Thompson	Ph III Blk F Lot 3	2474	Katz	Michele Kister	Don Carpenter
OT	Sold	\$605,000	\$595,000	78 Ferguson Drive	Ph III Blk F Lot 43	3290	Cox	Michele Kister	Patty Brendlinger
OT	Sold	\$610,000	\$582,000	46 Ferguson	Ph III Blk F Lot 24	2864	Barr	Mark Wyman	Toni Cerise
OT	Sold	\$615,000	\$615,000	38 Harris Drive	Ph III Blk F Lot 22	2264	Pearson	Owner	Owner
OT	Sold	\$655,000	\$650,000	224 Holland Thompson	Ph III Blk F Lot 60	3381	Rainfish	Bev Raines	Jerome Whalen
S	Sold	\$669,500	\$668,458	429 Settlement Lane	Ph IV Blk A Lot 40	2528	Palmer	Owner	Michael Latousek
S	Sold	\$679,000	\$669,000	412 Settlement Lane	Ph IV Blk A Lot 32	3142	Bernard	Nancy Emerson	Steve Machado
S	Sold	\$697,000	\$692,500	622 North Bridge	Ph IV Blk A Lot 58	3691	Cady	Owner	Ray Morrison
CB	Sold	\$765,000	\$749,395	1258 Crystal Bluffs	Ph 5A II3A	2876	Crossland Dev	Brian Leasure	Brian Leasure
CH	Sold	\$768,000	\$747,000	1201 Heritage Drive	Ph I Blk HH Lot 19	2570	Wilkins	Patty Overstreet	Steve Machado
CH	Sold	\$775,000	\$750,000	914 Cedar Creek	Ph III Blk M Lot 8	3504	Chaffee	Brian Leasure	Greg Hunter
CB	Sold	\$779,000	\$779,000	1260 Crystal Bluffs	Ph 5A II3B	2676	Crossland Dev	Brian Leasure	Gella Suro
S	Sold	\$792,000	\$792,000	408 Settlement Lane	Ph IV Blk A Lot 33	3386	Snyder	Owner	Owner
S	Sold	\$825,000	\$825,000	644 North Bridge Drive	Ph III Blk A Lot 53	4496	Foulkrod	John Foulkrod	Friederike French
CH	Sold	\$835,000	\$805,000	921 Cedar Creek	Ph IV Blk M Lot 11	3026	Sloan	Brian Leasure	Craig Rathbun
CH	Sold	\$838,000	\$817,500	806 Lakeside Drive	Ph IV Blk M Lot 16	2802	Merriott	Brian Leasure	Jack Gausnell
CH	Sold	\$850,000	\$800,000	801 Lakeside Drive	Ph IV Blk M Lot 30	3226	Davies	Sarge Whalen	Gary Feldman
CH	Sold	\$870,000	\$860,000	58 Cystal Canyon	Ph I Blk J Lot 8	5359	Lines	Michael Cooper	Isabel Day
SV	Sold	\$887,958	\$887,958	627 North Bridge Drive	Ph IV Blk B Lot 12	3509	Block B LLC	Brian Leasure	Darrell Fouts
CH	Sold	\$925,000	\$900,000	18 Crystal Canyon	Ph I Blk J Lot 4	4087	Romero	Brian Keleher	Kathy DeWolfe
CH	Sold	\$995,000	\$995,000	66 Heritage Court	Ph IV Blk M Lot 44	4508	Hoffner	Lynn Kirchner	Stacey Baldock
CH	Sold	\$997,000	\$992,000	50 Crystal Canyon	Ph I Blk J Lot 7	4567	Smith	Brian Leasure	MaryEllen Sheridan
CH	Sold	\$999,900	\$975,000	4144 Crystal Bridge Drive	Ph II Blk N Lot 3	4257	Hickman	Matt Harrington	Sherry Rubin
CH	Sold	\$1,100,000	\$1,050,000	4104 Crystal Bridge Drive	Ph VI Blk KK Lot 18	3638	KVM Developme	Rod Woelfle	Non-MLS Member
CH	Sold	\$1,150,000	\$1,095,000	3982 Crystal Bridge Drive	Ph IV Blk U Lot 10	4316	Weimer	Toni Cerise	Brian Leasure
CH	Sold	\$1,175,000	\$1,150,000	3970 Crystal Bridge Drive	Ph VI Blk U Lot 8	3684	CMF	Rod Woelfle	Tony Scheer
CH	Sold	\$1,187,000	\$1,165,000	1192 Heritage Drive	Ph V Blk HH Lot 8	4222	Williams	Brian Leasure	Jim Cardamone
CH	Sold	\$1,195,000	\$1,180,000	4032 Crystal Bridge Drive	Ph VI Blk KK Lot 3	4867	Torell	Brian Leasure	Hansi Brenninger
CH	Sold	\$1,275,000	\$1,220,000	311 Crystal Canyon	Ph VII Blk AA Lot 12	4383	Lough	Brian Leasure	Mike Deer
CH	Sold	\$1,300,000	\$1,300,000	4153 Crystal Bridge Drive	Ph I Blk S Lot 3	4329	Owner	Owner	Toni Cerise

**TOTAL \$30,830,561 /39 = \$790,527+- Average**

CH = Custom Home S = Settlement Patio Home OT = Old Town Victorian Home CB = Crystal Bluffs Townhome B = Boundary Townhome/Condo SV = Sopris View

Disclaimer: This information is deemed reliable, but not guaranteed.

Destination Holdings Real Estate at River Valley Ranch 333 River Valley Ranch Drive Carbondale, CO 81623 970.963.0400



### 30 RVR Residential Sold 2005

Status	Asking \$	Sold Price	Address	Legal	Ap Fn SF	Owner	Listing Agent	Selling Agent
Sold	\$369,000	\$369,000	18 Harris Drive	Ph 3 Blk F Lot 17	1328	Johnson	Kirchner, Lynn	Dykann, Marguerite
Sold	\$399,000	\$393,000	22 Harris Drive	Ph III Blk F Lot 18	1998	Chanen	Anslyn, Becky	Hunter, Greg
Sold	\$405,000	\$395,000	30 Harris Drive	Ph 3 Blk F Lot 20	1633	Keegan	Hurd, William	Brown, Melanie
Sold	\$426,500	\$408,000	410 Boyd Drive	Ph 1 Blk F Lot 26	1647	Jenkins	Jenkins, James	Brendlinger, Patty
Sold	\$409,000	\$409,000	6 Harris Drive	Ph 3 Blk F Lot 14	1998	Zuk	Anslyn, Becky	Anslyn, Becky
Sold	\$489,000	\$480,000	381 Boundary Lane	Ph 5A Lot H01A	1740	Carr	Cardamone, Jim	Barber, Garrett
Sold	\$498,000	\$496,000	209 Holland Thompson	Ph 3 Blk F Lot 10	2391	Sisson	Brendlinger, Patty	Sutro, Gabrielle
Sold	\$517,900	\$507,000	46 Ferguson Drive	Ph 1 Blk F Lot 24	2048	Menke	Reed, Ted	Reed, Ted
Sold	\$569,000	\$564,000	395 Boundary Lane	Blk H Bldg 2 Unit 3	2456	EP Boundary	Leasure, Brian	Kelly, Gary
Sold	\$560,000	\$553,000	1266 Crystal Bluffs Lp	Ph 5A Blk II Lot 5A	1967	Pease	Leasure, Brian	Harrington, Terry
Sold	\$580,000	\$570,000	1272 Crystal Bluffs Lp	Ph 5A Blk II Lot 6B	2270	Beattie	Kirchner, Lynn	Leasure, Brian
Sold	\$585,000	\$568,000	1262 Crystal Bluffs Lp	Ph 5A Blk II Lot 4A	2205	Crossland Dev	Leasure, Brian	Sutro, Gabrielle
Sold	\$585,000	\$575,000	413 Settlement Lane	Ph 4 Blk A Lot 38	2701	Ashleigh	Leasure, Brian	White, Lani
Sold	\$595,000	\$575,000	1270 Crystal Bluffs Lp	Ph 5A Blk II Lot 6A	2205	Crossland Dev	Leasure, Brian	Leasure, Brian
Sold	\$595,000	\$590,000	228 Holland Thompson	Ph 3 Blk F Lot 61	3553	Liller	Raines, Beverly	Newmyer, William
Sold	\$599,000	\$590,000	449 Settlement Lane	Ph IV Blk A Lot 45	2217	Gendreau	Scheer, Tony	
Sold	\$625,000	\$598,000	341 Lamprecht Dr	Ph 3 Blk F Lot 45	3553	Wirkler	Leasure, Brian	Leasure, Brian
Sold	\$625,000	\$605,000	321 Lamprecht Drive	Ph 3 Blk F Lot 50	3553	Hartley	Leasure, Brian	Bier, Jeff
Sold	\$635,000	\$635,000	465 Settlement Lane	Ph 4 Blk A Lot 45	2550	Wexler	Quisenberry, Nancy	Moriarity, Leah
Sold	\$650,000	\$650,000	82 Crystal Canyon	Ph 2 Blk J Lot 11	3100	Ross	Montrose, Richard	Montrose, Richard
Sold	\$655,000	\$643,000	630 North Bridge Drive	Ph 3 Blk A Lot 56	3524	Classen	Leasure, Brian	Leasure, Brian
Sold	\$710,000	\$700,000	404 Settlement Lane	Ph 4 Blk A Lot 34	3292	Chadwick	Pucak, Carol	Harrington, Terry
Sold	\$719,900	\$700,000	626 North Bridge Dr.	Ph 4 Blk A Lot 57	3839	Videon	Leasure, Brian	Carruth, Penney
Sold	\$819,000	\$770,000	1180 Heritage Drive	Ph 5A Blk HH Lot 5	3625	Kelley	Leasure, Brian	Leasure, Brian
Sold	\$846,000	\$846,000	3964 Crystal Bridge	Ph 5 Blk U Lot 7	4022	Curnow	Curnow, Jana	Curnow, Jana
Sold	\$849,000	\$799,000	4096 Crystal Bridge	Ph 6 Blk KK Lot 16	3559	Daniels	Owner	Owner
Sold	\$995,000	\$978,000	4126 Crystal Bridge	Ph II Blk N Lot 6	3031	Dever	Emerson, Nancy	Dopkin, Carol
Sold	\$1,100,000	\$1,025,000	1066 Heritage Drive	Ph IV Blk M Lot 43	3616	Telfer	Leasure, Brian	Reed, Ted
Sold	\$1,100,000	\$1,100,000	125 Shadowood Lane	Ph 1 Blk S Lot 9	4044	Kane	Johnson, Darlene	Barber, Garrett
Sold	\$1,495,000	\$1,465,000	4006 Crystal Bridge	Ph 6 Blk KK Lot 1	5800	Burkholder	Leasure, Brian	Leasure, Brian

Disclaimer: This information is deemed reliable, but not guaranteed.

**TOTAL            \$19,556,000 /30 = \$651,866+- Average**

## 29 Residential Sold in 2004

Sold Price	Address	Legal	Ap Fn Sq	Owner	Agent
\$395,000	465 Boyd Drive	Block F, Lot 32, RVR	2048	Jemison	KISTER, MICHELE D
\$402,500	74 Ferguson Drive	Lot 42, Block F, Phase 1	1882	Smith	Dopkin, Carol
\$435,000	391 Boundary	Boundary Bld 2, Unit 1	1740	Gibson	Ginn, Arleen K
\$465,000	383 Boundary Lane	Blk H		Crockett	Owner
\$470,000	70 FERGUSON DRIVE	PH 1 BLK F LOT 41	2280	FLEMING	RIVER VALLEY, SALES R
\$510,000	236 Holland Thompson Drive	PH 3 BLK F LOT 63	2543	HUFFMAN	RIVER VALLEY, SALES R
\$515,000	232 Holland Thompson Drive	Ph III Blk F Lot 62	2543	Calaway	Schuler, Kent R
\$530,000	1264 CRYSTAL BLUFFS LOOP	PH 5A BLK ii LOT 4B	2205	CROSSLAND DEV CC	RIVER VALLEY, SALES R
\$550,000	387 BOUNDARY LANE	LOT 1 BLDG 1 UNIT 4	2456	O'NEAL	Machado, Steven
\$560,000	385 BOUNDARY LANE	BOUNDARY BLD 1 UNT 3	2456	THE EP BOUNDARY,	RIVER VALLEY, SALES R
\$561,500	1274 CRYSTAL BLUFFS LOOP	PH 5A BLK ii LOT 7A	2205	CROSSLAND DEV CC	RIVER VALLEY, SALES R
\$579,000	606 NORTH BRIDGE DRIVE	PH IV BLK A LOT 62	3599	QUALITY BUILDERS I	RIVER VALLEY, SALES R
\$580,000	1276 Crystal Bluffs Loop	II7B		Crossland Dev	RIVER VALLEY, SALES R
\$600,000	333 Lamprecht Drive	Blk F Lot 47	3381	Robert Tucker	Tucker
\$639,900	670 North Bridge Drive	Lot 14 Block A Phase III	3351	River Rock Homes	Chandler, Cheryl B
\$648,000	810 Lakeside	Blk M Lot 17	2501-3000	Option One	James, Michelle
\$665,000	674 N. Bridge Drive	Ph 3 Blk A Lot 13	3886	River Rock Homes	Chandler, Cheryl B
\$685,000	424 Settlement Lane	PH IV BLK A LOT 29	4882	ASHLEIGH	RIVER VALLEY, SALES R
\$687,500	428 Settlement Lane	PH IV BLK A LOT 28	3342	QUALITY BUILDERS I	RIVER VALLEY, SALES R
\$695,000	472 Settlement Lane	Ph III Blk A Lot 19	3292	DRINKER/DURRANCE	RIVER VALLEY, SALES R
\$695,000	735 North Bridge	BLK A Lot 3	2001-2500	Gillingham Family	Chandler, Cheryl B
\$715,000	1254 CRYSTAL BLUFFS LOOP	BLK ii LOT 2-A	2676	CROSSLAND DEVELC	RIVER VALLEY, SALES R
\$732,277	1256 CRYSTAL BLUFFS LOOP	BLK ii LOT 2-B	2676	CROSSLAND DEVELC	RIVER VALLEY, SALES R
\$799,000	4132 Crystal Bridge Dr.	Lot 5 RVR	3400	Greenberg	Lucas, Wendy
\$850,000	1250 Crystal Bluffs Loop	Lot 1A Crystal Bluffs	2676	Crystal Bluffs	Cohen, Eric R
\$900,000	1179 HERITAGE DRIVE	Lot 24, Blk HH, Filing IV	3500	MASON	Ash, Diane M
\$937,500	3886 CRYSTAL BRIDGE DRIVE	PH V BLK D LOT 10	4741	BURKHOLDER	RIVER VALLEY, SALES R
\$1,250,000	10 Patterson Drive	Ph 6, Bl X, Lot 10	4421	RVR Block X L.P.	Vecchiarello, Chris
\$2,734,918	109 SOPRIS MESA DRIVE	Phase 6, Block FF, Lot 2	6423	Coleman	Cohen, Eric R

This information is deemed reliable, but not guaranteed

**\$20,787,095 /29 = \$716,796+- Average**

19

## RVR Residential Sold 2003

Sold Price	Address	Legal	Ap Fn Sq Ft	Owner	Agent
\$375,000	420 Boyd	Block F Lot 27	1819	Hickman	Gary Kelly
\$407,500	58 Ferguson Drive	Ph I Blk F Lot 38	1738	Kennedy	Rob Molitor
\$412,500	425 Boyd Drive	Ph 1 Blk F Lot 36	2391	Lewin	Leah Moriarity
\$419,000	46 Ferguson	Block F, Lot 24	2048	Paul	Ted Reed
\$492,500	206 Holland Thompson	Lot 56 Blk F Ph III	2424	Millar	James Jenkins
\$550,000	307 Lamprecht	Ph III Blk F Lot 53	2543	Kelsey	Cindy Sadlowski
\$559,000	407 Settlement Lane	Boundary Bld 2 Unit 4	2456	EP Boundary	River Valley Ranch
\$595,081	397 Boundary Lane	Ph IV Blk A Lot 37	2273	Quality Builders	Jerome Meister
\$605,000	626 North Bridge Drive	Ph IV Blk A Lot 57	3599	Quality Builders	Rick Griffin
\$625,000	400 Settlement Laner	Ph IV Blk A Lot 35	2538	Settlement, LLC	Rob Molitor
\$645,000	130 Shadowood Lane	Blk S Lot 15	3930	Huck	Colleen Rominger
\$670,000	409 Bopunday Lane	Boundary Bld 4 Unit 1	2920	EP Boundary	River Valley Ranch
\$674,214	432 Settlement Lane	Ph IV Blk A Lot 27	3258	Quality Builders	Rob Molitor
\$693,000	404 Settlement Lane	Ph IV Blk A Lot 34	2273	Quality Builders	Rob Molitor
\$740,000	1252 Crystal Bluffs Loop	Ph 5A Blk II Lot 1B	2676	Crossland Dev	Brian Leasure
\$760,000	3868 Crystal Bridge	Ph 5B Blk D Lot 7	3160	Blair Development	Joanie Haggerty
\$790,000	60 Old Barn Lane	Ph 1 Blk K Lot 4	4006	Workman	Marci Pattillo
\$795,000	50 Old Barn Lane	Ph I Blk K Lot 3	3272	Staheli	River Valley Ranch
\$801,000	411 Boundary Lane	Boundary Bld 4 Unit B	3494	Dennehy	River Valley Ranch

Disclaimer: This information is deemed reliable, but not guaranteed.

**TOTAL**                                    **\$11,608,795 /19 = \$610,989+- Average**

Destination Holdings Real Estate 333 River Valley Ranch Dr, Carbondale, CO 81623 970.963.0400